

## Agence de la Source



## 1 480 000 €

For sale appartement de prestige 4 rooms Surface : 91 m<sup>2</sup> Surface of the living : 33 m<sup>2</sup> Year of construction : 1968 Exposition : Sud ouest View : Mer Hot w ater : Collective Inner condition : excellent Standing : residential Building condition : good Features :

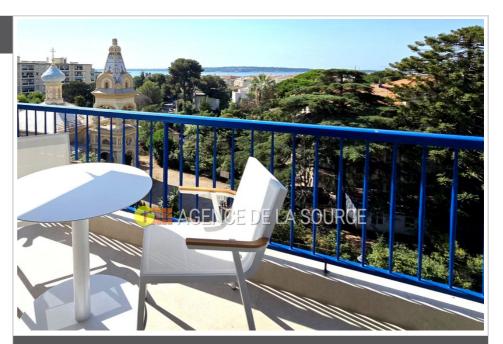
lift, double glazing, gated, calm, armored door, residential, electric blinds, electric shutters, air conditioning

- 3 bedroom
- 2 terraces
- 3 show ers
- 3 WC
- 1 garage
- 1 parking

## Legal information

1 480 000 € fees included 4,23% VAT of fees paid by the buyer (1 420 000 € without fees), well condominium(45 lots in the condominium), annual current expenses 3 336 € (278 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr





## Appartement de prestige 2484 Cannes

Basse Californie - Notre Dame des Pins, on a high floor in a good quality residence ideally located in the heart of our beautiful neighborhood and close to all shops and buses, spacious and bright 4-bedroom apartment of 91.10m<sup>2</sup> with triple exposure to East, South and West with terrace S/W corner of 28m<sup>2</sup> and East loggia of 4m<sup>2</sup>. Comfortable reception room with open fitted kitchen, 3 beautiful en-suite bedrooms and plenty of storage space. All rooms with beautiful open views of hills, greenery and sea. High-end renovation with very good amenities, sold with a large garage with elevator access and secure overhead parking. Favorite apartment a stone's throw from the beaches and the Croisette! Information and visits: Gregory T.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D Estimated annual energy between 1018 and 1378 € (reference year 2021) Document non contractuel - 22/10/2024



AGENCE DE LA SOURCE - 24 boulevard Alexandre III - 06400 CANNES Tél. +33 (0)4 93 43 15 51 - info@agencedelasource.com - SARL au capital de 8 000 € immatriculée 423 250 661 RCS CANNES CPI 0605 2016 000 004 179 - CCI Nice Côte d'Azur 21 bd Carabacel 06 000 NICE - Validité 16-02-2025 Garantie par GALIAN 89 rue de la Boétie 75 008 PARIS