



1 200 000 €

For sale apartment

4 rooms

Surface : 113 m<sup>2</sup>

Surface of the living : 29 m<sup>2</sup>

Year of construction : 1978

Exposition : Sud

View : Ville

Hot water : Individuel

Inner condition : Bon état

Standing : Bon Standing

Features :

lift, intercom, air conditioning, Volets Simple vitrage, environnement Ville

3 bedroom

1 terrace

2 bathrooms

1 shower

3 WC

#### Legal information

1 200 000 € fees included

fees included well condominium, annual current expenses 4 428 € (369 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](https://georisques.gouv.fr)



## Apartment 1226 Cannes

Located in a high-standard residence in the heart of the prestigious Palm Beach district, this 113 m<sup>2</sup> apartment on the 2nd floor offers an ideal living environment. With an open view of the city and a partial sea view, this apartment is a true haven of peace just steps away from the beaches and amenities. It consists of 4 spacious and bright rooms, 3 en-suite bedrooms with bathrooms or shower rooms, providing optimal comfort, a 30 m<sup>2</sup> living room opening onto a beautiful 15 m<sup>2</sup> south-facing terrace, perfect for relaxing or entertaining, and a separate kitchen with an 9 m<sup>2</sup> loggia. A storage room and a double garage are valuable assets in this neighborhood. Don't miss this exceptional opportunity! Information on the risks to which this property is exposed is available on the Géorisques website: <https://georisques.gouv.fr/>

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 1098 and 1486 € (reference year 2024)  
Document non contractuel - 22/10/2024

