



200 000 €

For sale apartment

1 room

Surface : 34 m²

Surface of the living : 20 m²

Year of construction : 1965

Exposition : Nord ouest

View : Dégagée

Hot water : Collective

Inner condition : to modernize

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, air conditioning, residential, collective parking, electric shutters

1 terrace

1 bathroom

1 WC

Legal information

200 000 € fees included

5,82% VAT of fees paid by the buyer (189 000 € without fees), well condominium (180 lots in the condominium), annual current expenses 1 032 € (86 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



Apartment 2490 Cannes

New - EXCLUSIVE! In a quiet and high floor in a very good standing residence ideally located close to all shops and only 5 minutes walk from the Croisette and the beaches, spacious F1 of 34.71m² to modernize on a 5m² terrace offering a very beautiful unobstructed view of the California hill. Beautiful living room of 23m² with cupboard, independent kitchen area that can be completely opened, shower room and separate toilet. Sold with a cellar, secure collective parking. Very good opportunity for this property with great potential in our beautiful district of Basse Californie!

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C
Estimated annual energy between 359 and 485 € (reference year 2023)
Document non contractuel - 19/09/2024



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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