



273 000 €

For sale apartment

1 room

Surface : 34 m<sup>2</sup>

Surface of the living : 26 m<sup>2</sup>

Year of construction : 1970

Exposition : Est

View : Dégagée

Hot water : Collective

Inner condition : new

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, armored door, residential, electric shutters,

Climatisation réversible

1 terrace

1 shower

1 WC

1 parking

1 cellar

#### Legal information

273 000 € fees included

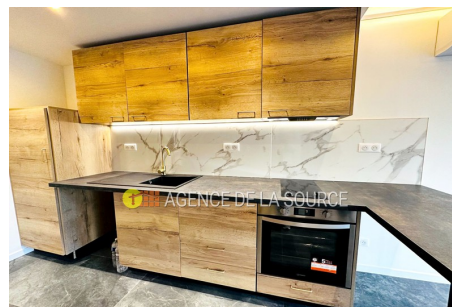
5,00% VAT of fees paid by the buyer (260 000 € without fees), well condominium (60 lots in the condominium), annual current expenses 1 980 € (165 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 2538 Cannes

Basse Californie, in a small secure residence of good standing in the immediate vicinity of all shops, buses and only 5 minutes from the Croisette and the beaches, spacious and bright studio completely renovated and never occupied since 35m<sup>2</sup> comprising entrance with hallway, shower room with storage, separate toilet, semi-equipped separate kitchen and a beautiful and large living room of 23m<sup>2</sup> with 2 large cupboards on a comfortable East terrace of 7m<sup>2</sup> not overlooked. Sold with a healthy and secure cellar and the possibility of acquiring in addition a large underground parking space at the HAI price of €25,000. Great opportunity for any purchase or investment project! Information and visits:

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 517 and 699 € (reference year 2024)  
Document non contractuel - 14/03/2025



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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