



200 000 €

For sale apartment

1 room

Surface : 21 m<sup>2</sup>

Surface of the living : 11 m<sup>2</sup>

Year of construction : 1967

Exposition : Nord ouest

View : Sans vis à vis

Hot water : Individuelle

Inner condition : excellent

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, residential,  
electric shutters, Climatisation réversible

1 shower

1 WC

1 parking

#### Legal information

200 000 € fees included

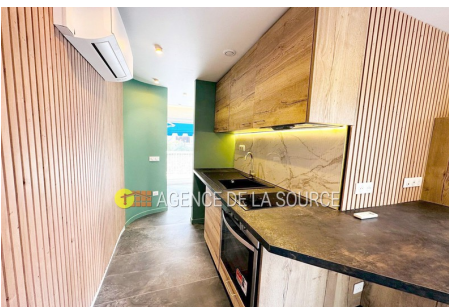
5,26% VAT of fees paid by the buyer  
(190 000 € without fees), well  
condominium (84 lots in the condominium),  
annual current expenses 960 €  
(80 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 2539 Cannes

Basse Californie, Alexandre III - Notre Dame des Pins, in a secure luxury residence close to all shops and buses and just 3 minutes walk from the Croisette and the beaches, bright studio comprising entrance hall, separate toilet, beautiful living room with fitted US kitchen opening onto a 7m<sup>2</sup> west-facing balcony with no overlooked views, comfortable bedroom also opening onto the balcony. Sold with a cellar. Favorite apartment in excellent condition in a quiet and residential environment! Information and visits: Aaron Farache - El Commercial Agent.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 439 and 595 € (reference year 2023)  
Document non contractuel - 14/03/2025



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