



850 000 €

For sale house

5 rooms

Surface : 145 m²

Surface of the living : 30 m²

Surface of the land : 580 m²

Year of construction : 1940

Exposition : Sud

View : Jardin

Hot water : Gaz

Inner condition : good

External condition : good

Couverture : tiles

Features :

air conditioning, Dressing, Laundry room, calm

3 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

Legal information

850 000 € fees included

6,00% VAT of fees paid by the buyer

(801 900 € without fees), no current

procedure, information on the risks to which

this property is exposed is available on

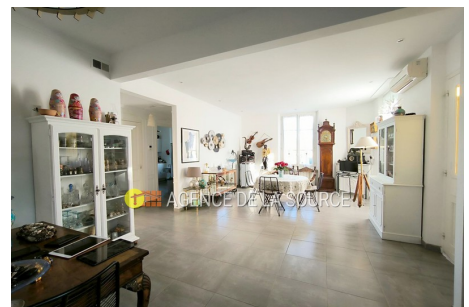
georisques.gouv.fr



House 2513 Cannes

PETIT-JUAS, sought-after area very close to the town centre and benefiting from a calm and residential environment, beautiful bourgeois house of 145m² with garage on enclosed and planted land of 580m²: Comfortable and bright living room opening onto a beautiful veranda, separate fitted kitchen, 3 beautiful bedrooms, office, dressing room and plenty of storage space. Finally, you will enjoy a large sunny terrace while enjoying the calm and the pleasantly planted garden. Great opportunity for this property with great potential and ideally located close to all amenities (shops, Square Carnot, schools, etc.) and only 4 km from the center and the Croisette!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 2463 and 3333 € (reference year 2023)
Document non contractuel - 05/02/2025



AGENCE DE LA SOURCE - 24 boulevard Alexandre III - 06400 CANNES

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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