



# Agence de la Source

www.agencedelasource.com - 04 93 43 15 51



886 000 €

**For sale maison contemporaine**

**7 rooms**

**Surface : 200 m²**

**Surface of the living : 55 m²**

**Surface of the land : 591 m²**

**Year of construction : 1974**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : A rafraichir**

**Couverture : Toit terrasse**

**Features :**

pool, Bedroom on ground floor, double glazing, Laundry room, Automatic gate

5 bedroom

1 terrace

3 bathrooms

1 shower

4 WC

1 garage

2 parkings

## Legal information

886 000 € fees included

4,24% VAT of fees paid by the buyer (850 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Maison contemporaine 2492 Cannes

In a quiet and residential area, Californian-inspired architect's house, modern and functional, less than 10 minutes' walk to the sea and all the shops in the city center. A small train station is nearby and the train takes you to Cannes city center in 3 minutes. The house benefits from exceptional brightness, thanks to its large rooms, southern exposure and large bay windows. With its own entrance, the main flat takes the entire first floor. It is made of three large bedrooms, three bathrooms and a beautiful living and dining room area of 55 sq.m, open to the kitchen. The garden level consists of an independent two-room flat, an independant office and a garage. Perfectly well laid out, the building may have various possibilities, mixing family and professional projects (accommodation of a parent, liberal activity, teleworking, etc.). Modernization is to be expected, with the possibility of fitting out the roof terrace. Enclosed and secure...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1390 and 1940 € (reference year 2021)  
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