



848 000 €

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

848 000 € fees included

4,18% VAT of fees paid by the buyer (814 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on 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, a large kitchen and a beautiful 55 sq.m south facing living and dining room. The garden level consists of an independent one-bedroom flat, with its own kitchen and living room, a separate room used as an office and a garage. Perfectly well laid out, the building may have various possibilities, mixing family and professional projects, such as accommodation for a relative, a liberal activity, teleworking, etc. Some remodelling would transform this...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1390 and 1940 € (reference year 2021)
Document non contractuel - 02/01/2025



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