

375 000 €

Contact agency

Agence de la Source

24 Boulevard Alexandre III

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For sale apartment

2 rooms

Surface : 38 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Year of construction : 1930

Exposition : Est ouest

View : Dégagée

Hot water : Individuelle

Inner condition : excellent

Standing : bourgeois

Building condition : GOOD

Features :

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

1 bedroom

1 shower

1 WC

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

30/06/2024 - Prix T.T.C



## Apartment 2472 Cannes

You'll fall in love with this 2-room apartment located in the city center of Cannes. With a surface area of 38 m<sup>2</sup>, this charming accommodation is located on the 3rd floor of a beautiful 6-storey bourgeois building. You will be seduced by its functional and optimized layout, including a 25 m<sup>2</sup> living room with fully equipped American kitchen, a bedroom, a shower room, a toilet and a cellar. The apartment enjoys beautiful light thanks to its East-West exposure and a clear view. Beautiful services should be noted: elevator, double glazing, armored door, secure residence and electric roller shutters. Its interior condition is excellent and its individual heating with reversible air conditioning will be a real asset. To discover quickly! You will reach the Croisette center which is located 400 m away in 5 minutes on foot and the rue d'Antibes in 1 minute. Minimal monthly charges therefore ideal for a pied-à-terre and very good profitability in congress and seasonal rentals.

Fees and charges :

Annual current expenses 960 €

Well condominium

375 000 € agency fees 5,33% à the responsibility of the buyer included

