

595 000 €

**Contact agency**

**Agence de la Source**

24 Boulevard Alexandre III

06400 Cannes

04 93 43 15 51 / info@agencedelasource.com

**For sale apartment**

**3 rooms**

**Surface : 58 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Sud**

**View : Mer**

**Hot water : Individuelle**

**Inner condition : excellent**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM, armored door, residential, electric blinds, electric shutters, AIR CONDITIONING, Parc classé

1 bedroom

2 terraces

1 shower

1 WC

2 parkings

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

01/03/2025 - Prix T.T.C



## Apartment 2534 Cannes

A stone's throw from the sea and shops in our beautiful district of Basse Californie, you'll love this comfortable and bright corner apartment of 58.33m<sup>2</sup> on South and East terraces of 17m<sup>2</sup> and offering a beautiful view of the sea and the listed and secure park of the residence. Modular 30m<sup>2</sup> double living room with lounge, dining area and fully equipped open kitchen, spacious 14m<sup>2</sup> bedroom with dressing room, plenty of storage and laundry room. Fully renovated and equipped apartment with high-end and refined services sold with a double covered parking space and an adjoining cellar supplied with electricity. You will enjoy a calm and ultra-residential environment in a beautiful intimate residence on a magnificent listed park just a few minutes from the center and the Croisette!

Fees and charges :

Annual current expenses 2 388 €

Well condominium

80 lots in the condominium 595 000 € agency fees 4,20% à the responsibility of the buyer included

