

395 000 €

Contact agency

Agence de la Source

24 Boulevard Alexandre III

06400 Cannes

04 93 43 15 51 / info@agencedelasource.com

For sale apartment

2 rooms

Surface : 54 m<sup>2</sup>

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

Year of construction : 1979

Exposition : Sud

View : Citadine

Hot water : Collective

Inner condition : GOOD

Standing : residential

Building condition : GOOD

Features :

lift, double glazing, gated, Conciergerie,  
Security door, residential, AIR  
CONDITIONING, electric shutters

1 bedroom

2 terraces

1 bathroom

1 WC

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

19/10/2024 - Prix T.T.C



## Apartment 2499 Cannes

EXCLUSIVE! Palm Beach, ideally located in the immediate vicinity of the Croisette, Port Canto and all shops in a beautiful secure and guarded residence of very good standing, spacious and bright 2P with large living room of 25m<sup>2</sup> on a 1st South terrace 4.30m<sup>2</sup>, independent kitchen and bedroom on a 2nd South terrace of 4.65m<sup>2</sup>, bathroom, separate toilet and plenty of storage. Apartment in very good condition, air-conditioned and equipped, sold with a large cellar and the possibility of acquiring in addition a secure parking space in the basement of the building and at the HAI price of €29,000. Very good opportunity in a Main or Secondary Residence in a privileged area with strong seasonal rental and conference potential just a stone's throw from the sea! Information and visits: Gregory T.

Fees and charges :

Annual current expenses 3 192 €

Well condominium

128 lots in the condominium 395 000 € agency fees 5,57% à the responsibility of the buyer included

