

199 000 €

Contact agency

Orion Immobilier

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For sale apartment

2 rooms

Surface : 46 m<sup>2</sup>

Surface of the living : 29 m<sup>2</sup>

Year of construction : 1726

Hot water : Individuelle

Inner condition : GOOD

Building condition : GOOD

Features :

double glazing, CALM

1 bedroom

1 shower

2 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

23/02/2025 - Prix T.T.C



### Apartment 2566 Le Cannet

Located in a town house divided into 3 apartments, this charming 2-room souplex with a surface area of 46.9 m<sup>2</sup> offers a pleasant and comfortable living environment. Completely renovated, you will benefit from its modernity and quality equipment, all in a very quiet area, in the immediate vicinity of all shops and public transport. The apartment consists of a bright living room with a functional American kitchen and a separate toilet. Upstairs, you will have a spacious bedroom and a modern bathroom. The property is equipped with underfloor heating for greater comfort and benefits from double glazing for optimal insulation. As for parking, you can easily park in the surrounding area, with a public car park open 24/7 just 400m away. Annual charges are estimated at between €620 and €870 per year. This property offers a great opportunity for an investment or a first purchase, in a modern and practical living environment. Don't miss this chance!

Fees and charges :

Well condominium

3 lots in the condominium 199 000 € fees included

