

580 000 €

Contact agency

Scandimmo

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For sale apartment

3 rooms

Surface : 72 m²

Surface of the living : 27 m²

Exposition : Sud ouest

View : Citadine

Hot water : Individuelle

Inner condition : excellent

Building condition : GOOD

Features :

double glazing, Beach walk, Walking distance to shops, lift, without vis-à-vis, AIR CONDITIONING

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

17/07/2024 - Prix T.T.C



Apartment 750 Cannes

CANNES, 50 METERS FROM THE CROISSETTE, MAGNIFICENT 3 ROOMS WITH HIGH STANDARD Located a few meters from the famous Croisette beach and Rue d'Antibes, in the Le Palais rose residence at the start of Avenue de Madrid, we are pleased to present to you a superb 3-room apartment on the 2nd floor of a surface area of 72m² with a south-facing terrace of 7m². It is composed of a spacious living room of 27m² giving access to the terrace, a fully equipped American kitchen and its dining area, 2 large master bedrooms of 14m² each, one has a large bathroom with bathtub and shower, the other has a wonderful shower room. You will also find a separate toilet as well as numerous storage cupboards. The apartment was completely renovated 4 years ago by a professional and the services and layout are of very high quality, reversible air conditioning, double glazing in all rooms. The apartment is sold furnished. Local shops are located a few steps from the residence. As for transport, the bus and train station are a 15-minute walk away. These give you direct access to Nice airport, Antibes city center, Juan les Pins, La Napoule, Nice, Cagnes sur mer, Menton and a multitude of other destinations. You will find a bus stop 50 m from the residence bringing you directly to the train station and the port. The apartment does not have parking, but it is very easy to find parking spaces in the area. If parking is a necessity for you, there may be the possibility of acquiring a space in the residence next door in addition to the



the buyer, which reduces their taxable basis for acquisition costs without modifying the purchase price (it would have been the same with fees payable by the seller, but the acquisition costs would have been higher). HAI: €28,710 (including 20% VAT), or 4.95% of the sale price excluding HAI of €551,290 "Information on the risks to which this property is exposed is available on the Géorisks website: www.georisks.gouv.fr".

Fees and charges :

Annual current expenses 1 440 €

Well condominium

580 000 € fees included