

579 900 €

Contact agency

Scandimmo

143 boulevard René Cassin

06200 Nice

07 49 19 64 06 / tw immo@franskbolig.fr

For sale apartment

3 rooms

Surface : 72 m<sup>2</sup>

Surface of the living : 27 m<sup>2</sup>

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

1 parking

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

30/12/2024 - Prix T.T.C



## Apartment 750 Cannes

CANNES, 50 METERS FROM THE CROISSETTE, MAGNIFICENT 3 ROOMS WITH HIGH STANDARD AND PRIVATE PARKING 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 72m<sup>2</sup> with a south-facing terrace of 7m<sup>2</sup>. It is composed of a spacious living room of 27m<sup>2</sup> giving access to the terrace, a fully equipped American kitchen and its dining area, 2 large master bedrooms of 14m<sup>2</sup> 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 have a private parking space in the residence next door. Note that the apartment has an excellent rental yield given that it is close to all facilities



purchase price (it would have been the same with fees payable by the seller, but the acquisition costs would have been higher). HAI: €29,700 (including 20% VAT), or 4.95% of the sale price excluding HAI of €570,300. "Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)".

Fees and charges :

Annual current expenses 1 440 €

Well condominium

579 900 € agency fees 4,95% à the responsibility of the buyer included