

467 250 €

Contact agency

Scandimmo

143 boulevard René Cassin

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For sale apartment

3 rooms

Surface : 63 m<sup>2</sup>

Year of construction : 2012

Exposition : Nord ouest

View : Jardin

Hot water : Collective

Inner condition : GOOD

Standing : residential

Building condition : GOOD

Features :

double glazing, CALM, Walking distance to shops, lift, without vis-à-vis, POOL

2 bedroom

2 terraces

2 bathrooms

1 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : B

Document non contractuel

14/03/2025 - Prix T.T.C



## Apartment 806 Cannes

CANNES, 3-ROOM APARTMENT WITH 2 TERRACES, JUST STEPS FROM THE CITY CENTER IN A HIGHLY SOUGHT-AFTER MODERN RESIDENCE Beautiful 3-room apartment of approximately 63m<sup>2</sup> on the garden level, located in a very modern and secure residence with a swimming pool and an elevator. The apartment has an excellent layout, featuring a living room with an open-plan, fully equipped kitchen and large sliding glass doors providing direct access to the first terrace of approximately 7m<sup>2</sup>, which is quiet and offers complete privacy. There are two well-designed bedrooms, each with its own built-in closet and en-suite shower room or bathroom. The two bedrooms share a very spacious second terrace of 19m<sup>2</sup>. You will also find a separate toilet, a large walk-in closet, as well as additional storage space in the entrance and living room. A private closed garage with storage space in the basement, with direct elevator access, completes this property. The Rue d'Antibes, the Palais des Festivals, and the famous Croisette beach are just a 15-20 minute walk away. Bus no. 4 (Place Lochabair) is located next to the residence, offering direct access to Cannes train station. Bus no. 81 connects from Cannes train station to Terminal 2 of Nice Airport. Regarding amenities, supermarkets, bakeries, and other shops are located just 600 meters from the residence. Estimated monthly charges: €241/month Average energy expenses for 2024: Between 6625 and 6845 per year. No ongoing legal



fees payable by the buyer. €22,250 (including 20% VAT) Disclaimer. We regularly update our listings to ensure high visibility. As a result, the reference number of this listing may change.

Fees and charges :

Annual current expenses 2 892 €

Well condominium

www.twinimmo.com

295 lots in the condominium 467 250 € agency fees 4,76% à the responsibility of  
the buyer included