

559 900 €

Contact agency

Scandimmo

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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

03/04/2025 - Prix T.T.C



## Apartment 843 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 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. A private parking space in a residence 20 meters from the Palais Rose can be acquired for €20,000. 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. Note that the apartment has an excellent rental yield given that it is close to all facilities.



reduces the taxable base for acquisition costs without changing the purchase price (it would have been the same with fees payable by the seller, but the acquisition costs would have been higher). Selling price HAI: 559 900€ Net seller price: 533 249€ Agency fees payable by the purchaser: €26,651 (including 20% VAT).

Warning: We regularly update our ads to keep them highly visible. This means that its reference may change.

Fees and charges :

Annual current expenses 1 440 €

Well condominium

559 900 € agency fees 4,76% à the responsibility of the buyer included