

629 000 €

Contact agency

Agence de la Source

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For sale appartement de caractère

3 rooms

Surface : 68 m<sup>2</sup>

Surface of the living : 22 m<sup>2</sup>

Year of construction : 1920

Exposition : Sud ouest

View : Mer

Hot water : Individuelle

Inner condition : GOOD

Standing : bourgeois

Building condition : GOOD

Features :

fireplace, double glazing, gated, CALM, residential, Visitor Parking

2 bedroom

2 terraces

1 bathroom

1 WC

1 garage

1 cellar

Energy class (dpe) : F

Emission of greenhouse gases (ges) : C

Document non contractuel

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



## Appartement de caractère Cannes

Charming 3-room apartment of character, located in the prestigious CALIFORNIE district in Cannes, in a bourgeois building dating from 1920. This original 68 m<sup>2</sup> apartment offers a 22 m<sup>2</sup> living room, two bedrooms, a bathroom and an equipped American kitchen. Located on the 1st and last floor, it also benefits from a private garden at the foot of the building. Facing South-West, it benefits from a sea and greenery view and exceptional brightness. It also has two terraces for a total surface area of 16 m<sup>2</sup> and a cellar. A garage converted into a studio is part of the lots sold. The interior is in good condition with a beautiful fireplace and double glazing. All in a secure, quiet and residential residence including visitor parking. Individual heating and hot water.

Fees and charges :

Annual current expenses 2 556 €

Well condominium

13 lots in the condominium 629 000 € agency fees 5,41% à the responsibility of the buyer included

