

900 000 €

Contact agency

Agence Mayent

75, La Croisette

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For sale apartment

3 rooms

Surface : 86 m<sup>2</sup>

Surface of the living : 34 m<sup>2</sup>

Year of construction : 1996

Exposition : Sud nord

View : Mer

Hot water : Individuelle

Inner condition : excellent

Standing : luxury

Features :

lift, double glazing, gated, CALM, armored door, residential, electric blinds, electric shutters, POOL, Visitor Parking

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

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



## Apartment 4009 Cannes

For sale Basse Californie Cannes apartment-villa, sea view. A real favorite for this apartment-villa located in a small confidential residence with swimming pool, just a few minutes walk from all amenities. In excellent interior condition, it consists of a 2-room apartment of 60 m<sup>2</sup> and an independent pavilion of 25 m<sup>2</sup>, all in a private garden of approximately 240 m<sup>2</sup>. The two-room apartment has an entrance hall, a front living room opening onto a beautiful terrace offering a magnificent green and sea view, a bedroom, a bathroom, an independent kitchen with balcony and a separate toilet. The pavilion with a surface area of 26 m<sup>2</sup> consists of a beautiful suite, a bathroom and a kitchenette. A magnificent shaded garden with lots of charm allows you to relax or entertain like in a real home. A cellar and a very large garage complete this property.

Fees and charges :

Annual current expenses 4 584 €

Well condominium

900 000 € agency fees 5,56% à the responsibility of the buyer included

