

960 000 €

**Contact agency**

**Agence de la Source**

24 Boulevard Alexandre III

06400 Cannes

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**For sale appartement de caractère**

**3 rooms**

**Surface : 112 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Year of construction : 1890**

**Exposition : Sud**

**View : Mer panoramique**

**Hot water : Individuelle**

**Inner condition : GOOD**

**Standing : bourgeois**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM, armored door, residential, electric blinds, electric shutters, AIR CONDITIONING, collective parking

2 bedroom

1 terrace

2 showers

2 WC

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

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



**Appartement de caractère 2542 Cannes**

Cannes Californie, Unique! On the TOP FLOOR of a magnificent and intimate Anglo-Norman style bourgeois residence with elevator in a quiet and ultra-residential environment, very good opportunity for this superb apartment/Duplex of 112m<sup>2</sup> including 101m<sup>2</sup> Carrez Law on a 5m<sup>2</sup> south-facing balcony. Apartment in excellent condition, all comfort with air conditioning, double glazing and benefiting from the charm of the old with parquet flooring, beautiful high ceilings, exposed beams, large openings... On one level, spacious reception room in South and East corner offering an exceptional view of the bay of Cannes and the Esterel, beautiful independent kitchen with turret California view, a spacious bedroom to the East with California view and Saint Georges church, shower room with toilet and plenty of storage space. Upstairs, a beautiful attic bedroom with sea view and adjoining shower room. Sold with a beautiful, large cellar and secure collective parking. A real favorite for this exceptional property benefiting from an exceptional setting just a few minutes from the Center and the Croisette!

**Fees and charges :**

Annual current expenses 3 824 €

Well condominium

11 lots in the condominium 960 000 € agency fees 5,21% à the responsibility of the buyer included.

