

995 000 €

**Contact agency**

**Excellence Immobilier**

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**For sale apartment**

**3 rooms**

**Surface : 71 m<sup>2</sup>**

**Year of construction : 2002**

**Exposition : Sud ouest**

**View : Parc**

**Hot water : Individuelle**

**Inner condition : GOOD**

**Standing : luxury**

**Building condition : GOOD**

**Features :**

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

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel



## Apartment 5657 Cannes

Cannes center Exclusive. Exceptional location for this three-room apartment on the edge of the banana sector in Cannes. In a luxury residence in the heart of a park planted with Mediterranean trees, this 70m<sup>2</sup> apartment has all the qualities required to meet the needs of the most demanding clientele. Its well-designed layout offers a large entrance leading to a bright living room opening onto a generous terrace with no overlooked views, facing south-west. An independent kitchen also opening onto the terrace, two comfortable bedrooms with numerous cupboards, a bathroom, a shower room, two toilets. In terms of annexes, a cellar and a parking space in the basement. A stone's throw from Rue d'Antibes, this rare property for sale offers the calm of a haven of peace with everyday amenities just a few meters away, not forgetting easy access to the beaches.

Fees and charges :

Annual current expenses 5 340 €

Well condominium

60 lots in the condominium 995 000 € fees included

