

1 696 000 €

**Contact agency**

**Agence de la Napoule**

244 et 261, Avenue du 23 Août

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**For sale apartment**

**5 rooms**

**Surface : 132 m<sup>2</sup>**

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

**Year of construction : 1952**

**Exposition : Sud est**

**View : Citadine**

**Hot water : Individuelle gaz**

**Inner condition : to renovate**

**Standing : bourgeois**

**Building condition : GOOD**

**Features :**

lift, double glazing, CALM, armored door, residential, gated

3 bedroom

1 bathroom

1 WC

**Energy class (dpe) : D**

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

Document non contractuel



**Apartment 5350 Cannes**

In a very central and prestigious area of Cannes, 200 m from the Palais, the train station and the beaches, this bourgeois apartment, with generous volumes, will seduce you with its authentic old-world charm. On the 2nd floor with elevator, this bright and well-appointed apartment benefits from a south-east orientation, offering beautiful light throughout the day thanks to its large windows and a ceiling height of 3m20 It offers two beautiful entrances, large hallways, a large living room and an adjoining dining room, three large bedrooms, a separate kitchen, a large bathroom, separate toilet. On the floor, a very beautiful original French parquet floor, laid in a herringbone pattern, gives it a particularly warm character. The exceptional location allows you to enjoy all amenities on foot Unique potential in the heart of Cannes. (Possibility of acquiring a garage located 50 m away, in Gray d&#39;Albion) Available by phone, please call for a quick and efficient response. Cécile FREYDIER-KAIRET: 06 83 46 62 43 email: cfreydier.agencedelanapoule@orange.fr website: www.agencedelanapoule.com

**Fees and charges :**

Annual current expenses 5 160 €

Well condominium

15 lots in the condominium 1 696 000 € agency fees 5,66% à the responsibility of the buyer included

