

1 696 000 €

Contact agency

Agence de la Mer

400 Avenue de la Mer

06210 Mandelieu-la-Napoule

+33 (0)6 60 81 22 80 / contact@mer-immo.com

For sale apartment

5 rooms

Surface : 132 m²

Surface of the living : 40 m²

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

21/04/2025 - Prix T.T.C



## Apartment 1877 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. website: [www.agencedelanapoule.com](http://www.agencedelanapoule.com) This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

Fees and charges :

Annual current expenses 5 160 €

Well-condeminiium

