

895 000 €

**Contact agency**

**Agence de la Source**

24 Boulevard Alexandre III

06400 Cannes

04 93 43 15 51 / info@agencedelasource.com

**For sale apartment**

**4 rooms**

**Surface : 100 m<sup>2</sup>**

**Surface of the living : 38 m<sup>2</sup>**

**Year of construction : 1975**

**Exposition : Sud ouest**

**View : Mer panoramique**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM, armored door, residential, electric blinds, electric shutters, Swimming and tennis, Caretaker

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

24/11/2024 - Prix T.T.C



**Apartment 2495 Le Cannet**

**EXCLUSIVE!** On the heights and in the immediate vicinity of Le Cannet Mairie and its amenities in a secure and guarded residence with swimming pool and tennis court, superb 4-room corner apartment facing South/West/North on a high floor of 100m<sup>2</sup> on deep terraces and a 48m<sup>2</sup> loggia. Apartment in excellent condition comprising 3 bedrooms including a large suite, 2 bathrooms, fitted dressing room, reception room with open fitted kitchen of 38m<sup>2</sup> offering a breathtaking panoramic sea view over the bay of Cannes, the islands and the Esterel. Sold with a large garage and a cellar. A real favorite for this exceptional property! Information and visits: Gregory T.

**Fees and charges :**

Annual current expenses 7 260 €

Well condominium

110 lots in the condominium 895 000 € agency fees 4,92% à the responsibility of the buyer included

