

375 000 €

**Contact agency**

**Agence de la Source**

24 Boulevard Alexandre III

06400 Cannes

04 93 43 15 51 / info@agencedelasource.com

**For sale apartment**

**1 room**

**Surface : 40 m<sup>2</sup>**

**Surface of the living : 33 m<sup>2</sup>**

**Exposition : Nord**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : NEW**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM, residential, electric shutters, integrated air conditioning, Parking commun dans Résidence

1 terrace

1 shower

1 WC

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

11/04/2025 - Prix T.T.C



## Apartment 2555 Cannes

Basse Californie, Ave du Parc de Madrid, 3 minutes walk from the Croisette beaches, in a secure, high-end residence, large studio on a high floor, completely and tastefully refurbished. The living area includes a fully equipped open-plan kitchen and a charming, yet cleverly separated sleeping area. A shower room with a laundry area, separate toilet, and ample storage space are also included. A pleasant terrace offers a beautiful, unobstructed view of the Californie hills. The property is sold fully furnished and newly equipped. A cellar in the basement completes this property, and numerous parking spaces are available exclusively to residents. Guaranteed to be a favorite! Ideal for a second home or rental investment. Information and visits: Aaron Farache - El sales agent

**Fees and charges :**

Annual current expenses 1 560 €

Well condominium

375 000 € agency fees 4,80% à the responsibility of the buyer included

