

530 000 €

Contact agency

Cot'Ouest Immobilier

203 avenue de la californie

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For sale townhouse

3 rooms

Surface : 66 m<sup>2</sup>

Exposition : Nord est

View : Citadine

Hot water : Electric

Inner condition : excellent

External condition : GOOD

Couverture : Rooftop

Features :

AIR CONDITIONING, double glazing,

Laundry room

2 bedroom

1 terrace

2 showers

2 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

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



### Townhouse 5023 Cannes

TOWNHOUSE IN CANNES / INVESTORS / PIEDS A TERRE Cannes house Villa Gustave divided into two apartments. On the ground floor, a studio comprising a living room, a sleeping area, a fully equipped kitchen and a bathroom with toilet and walk-in shower. On the first floor there is a two-room apartment with a fully equipped kitchen, a bedroom and a bathroom with toilet and walk-in shower. The first floor apartment also has an exit to a private roof-top with an electric glass roof. Very good location, 5 minutes walk from the train station and in 10-15 minutes you can reach the sea and the Palais des Festivals in Cannes. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This property is presented to you by the Cot'Ouest immobilier Napoléon III agency on 04.92.291.291.

Fees and charges :

Annual current expenses 480 €

Well condominium

4 lots in the condominium 530 000 € fees included

