

## Price on request

### Contact agency

**Villa Francia Immobilier**

33 avenue Wester Wemyss

06150 Cannes

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### For sale apartment

2 rooms

Surface : 45 m<sup>2</sup>

Surface of the living : 15 m<sup>2</sup>

Year of construction : 1960

Exposition : Sud

View : Dégagée

Hot water : Individuelle électrique

Inner condition : GOOD

Building condition : GOOD

### Features :

double glazing, gated, CALM, residential, electric shutters, AIR CONDITIONING

1 bedroom

1 shower

1 parking

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel



## Apartment 2 Le Cannet

Le Cannet Centre – Top floor with south-facing terrace, cellar, and parking Located in the heart of Le Cannet, close to the town hall and all amenities, this charming two-room apartment with south-north exposure is situated on the 4th and top floor of a small, quiet, secure, and well-maintained building (without elevator). Very bright, it features a living room opening onto a lovely south-facing terrace with unobstructed views, a bedroom with a built-in closet, and a fully equipped kitchen with a loggia/back kitchen. The entire apartment is in good condition, air-conditioned, and fitted with double glazing. Sold with a cellar and a private parking space.

### Fees and charges :

Annual current expenses 1 656 €

Well condominium

57 lots in the condominium

