

## Price on request

### Contact agency

**Villa Francia Immobilier**

33 avenue Wester Wemyss

06150 Cannes

04 93 48 21 84 / info@villa-francia-immobilier.com

### For sale apartment

**2 rooms**

**Surface : 45 m²**

**Surface of the living : 15 m²**

**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**



## 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

Document non contractuel

