

**Price on request**

**Contact agency**

**L'Opportunité Immobilière**

8 avenue Marie France

06110 Le Cannet

06 20 56 28 66 / [info@lopportunité-immobilière.com](mailto:info@lopportunité-immobilière.com)

**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, facing south-north, is on the 4th and top floor of a small, quiet, secure, and well-maintained residence (no elevator). Very bright, it offers a living room opening onto a lovely south-facing terrace with unobstructed views, a bedroom with a closet, and a fitted kitchen with a loggia/scullery. The whole apartment is in good condition, air-conditioned, and has double glazing. Sold with a cellar and private parking. This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

**Fees and charges :**

Annual current expenses 1 656 €

Well condominium

57 lots in the condominium

