

**Price on request**

**Contact agency**

**Scandimmo**

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**For sale apartment**

**3 rooms**

**Surface : 72 m²**

**Surface of the living : 27 m²**

**Exposition : Sud ouest**

**View : Citadine**

**Hot water : Individuelle**

**Inner condition : excellent**

**Building condition : GOOD**

**Features :**

double glazing, Beach walk, Walking distance to shops, lift, without vis-à-vis, AIR CONDITIONING

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

**Energy class (dpe) : B**

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

Document non contractuel

12/07/2025 - Prix T.T.C



## Apartment 843 Cannes

CANNES, 50 METERS FROM THE CROISSETTE, MAGNIFICENT 3 ROOMS WITH HIGH STANDARD Located a few meters from the famous Croisette beach and Rue d'Antibes, in the Le Palais rose residence at the start of Avenue de Madrid, we are pleased to present to you a superb 3-room apartment on the 2nd floor of a surface area of 72m2 with a south-facing terrace of 7m2. The renovation of the building's façade is currently underway and has already been fully paid for. It is composed of a spacious living room of 27m2 giving access to the terrace, a fully equipped American kitchen and its dining area, 2 large master bedrooms of 14m2 each, one has a large bathroom with bathtub and shower, the other has a wonderful shower room. You will also find a separate toilet as well as numerous storage cupboards. The apartment was completely renovated 5 years ago by a professional and the services and layout are of very high quality, reversible air conditioning, double glazing in all rooms. The apartment is sold furnished. Local shops are located a few steps from the residence. As for transport, the bus and train station are a 15-minute walk away. These give you direct access to Nice airport, Antibes city center, Juan les Pins, La Napoule, Nice, Cagnes sur mer, Menton and a multitude of other destinations. You will find a bus stop 50 m from the residence bringing you directly to the train station and the port. Note that the apartment has an excellent rental yield given that it is close to all facilities



the same with fees payable by the seller, but the acquisition costs would have been higher). Selling price HAI: 539 500€ Net seller price: 513 820€ Agency fees payable by the purchaser: €25 680 (including 20% VAT). Warning: We regularly update our ads to keep them highly visible. This means that its reference may change.

Fees and charges :

Annual current expenses 1 872 €  
Well condominium