

450 000 €

**Contact agency**

**Agence de la Source**

24 Boulevard Alexandre III

06400 Cannes

04 93 43 15 51 / info@agencedelasource.com

**For sale apartment**

**3 rooms**

**Surface : 59 m<sup>2</sup>**

**Surface of the living : 23 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Ouest**

**View : Citadine**

**Hot water : Individuelle**

**Inner condition : excellent**

**Standing : residential**

**Building condition : Cleaning is**

**Features :**

lift, double glazing, gated, AIR

CONDITIONING, Recently renovated,

residential, electric blinds, electric shutters

2 bedroom

1 terrace

1 bathroom

2 WC

**Energy class (dpe) : D**

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

Document non contractuel

19/05/2024 - Prix T.T.C



## Apartment 2429 Cannes

**EXCLUSIVE!** Basse Californie, ideally located close to the Croisette, beaches and all shops in a small secure residence renovated in 2021, superb and bright 2-bed very well distributed with triple South-West-North exposure renovated in 2015 with great amenities, fully equipped apartment on West and North balcony of 16m<sup>2</sup>. Sold with large secure parking in the basement for car + motorcycle. Great opportunity in the neighborhood for any type of investment! Information and visits: Gregory T.

**Fees and charges :**

Annual current expenses 2 064 €

Well condominium

24 lots in the condominium 450 000 € agency fees 5,56% à the responsibility of the buyer included

