

**850 000 €**

**Contact agency**

**Agence de la Source**

24 Boulevard Alexandre III

06400 Cannes

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**For sale luxury apartment**

**3 rooms**

**Surface : 77 m²**

**Surface of the living : 22 m²**

**Year of construction : 1968**

**Exposition : Sud nord**

**View : Mer**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM, armored door, residential, electric blinds, electric shutters, AIR CONDITIONING, Parc privé et jardin

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 parking

1 cellar

**Energy class (dpe) : C**

Document non contractuel

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

15/06/2025 - Prix T.T.C



### Luxury apartment 2574 Cannes

New! In the heart of our beautiful Basse Californie neighborhood in a luxury residence on a magnificent secure park close to the Croisette and the beaches, superb 3-room apartment facing South/North, measuring 77.67m², on a high floor and benefiting from very high-quality amenities. Living room on a beautiful and deep South terrace offering a very beautiful view of the residence's gardens, the sea and the Esterel, large independent fully equipped kitchen and 2 bedrooms on a North loggia with a very beautiful view of the hills and the Californie, 1 shower room, 1 bathroom with toilet, guest toilet and plenty of storage space. Sold with a spacious cellar and large underground parking (car + motorcycle). A real favorite for this exceptional property ideally located in a residential and ultra-privileged environment just a stone's throw from the Croisette!

**Fees and charges :**

Annual current expenses 3 588 €

Well condominium

966 lots in the condominium 850 000 € agency fees 5,65% à the responsibility of the buyer included

