

960 000 €

Contact agency

Agence de la Source

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For sale appartement de caractère

3 rooms

Surface : 112 m²

Surface of the living : 40 m²

Year of construction : 1890

Exposition : Sud

View : Mer panoramique

Hot water : Individuelle

Inner condition : GOOD

Standing : bourgeois

Building condition : GOOD

Features :

lift, double glazing, gated, CALM, armored door, residential, electric blinds, electric shutters, AIR CONDITIONING, collective parking

2 bedroom

1 terrace

2 showers

2 WC

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

04/05/2025 - Prix T.T.C



### Appartement de caractère 2542 Cannes

Cannes Californie, Unique! On the TOP FLOOR of a magnificent and intimate Anglo-Norman style bourgeois residence with elevator in a quiet and ultra-residential environment, very good opportunity for this superb apartment/Duplex of 112m² including 101m² Carrez Law on a 5m² south-facing balcony. Apartment in excellent condition, all comfort with air conditioning, double glazing and benefiting from the charm of the old with parquet flooring, beautiful high ceilings, exposed beams, large openings... On one level, spacious reception room in South and East corner offering an exceptional view of the bay of Cannes and the Esterel, beautiful independent kitchen with turret California view, a spacious bedroom to the East with California view and Saint Georges church, shower room with toilet and plenty of storage space. Upstairs, a beautiful attic bedroom with sea view and adjoining shower room. Sold with a beautiful, large cellar and secure collective parking. A real favorite for this exceptional property benefiting from an exceptional setting just a few minutes from the Center and the Croisette!

Fees and charges :

Annual current expenses 3 824 €

Well condominium

11 lots in the condominium 960 000 € agency fees 5,21% à the responsibility of the buyer included

