

500 000 €

Contact agency

Agence de la Source

24 Boulevard Alexandre III

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For sale apartment

4 rooms

Surface : 86 m<sup>2</sup>

Surface of the living : 27 m<sup>2</sup>

Year of construction : 1963

Exposition : Sud nord

View : Dégagée verdure

Hot water : Individuelle

Inner condition : a refresh

Standing : residential

Building condition : GOOD

Features :

lift, gated, CALM, residential, Manual blinds, electric shutters, Visitor Parking

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

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



## Apartment 2426 Cannes

EXCLUSIVE! Basse Californie, quiet and residential environment in a small residence ideally located close to all shops and buses and only 10 minutes from the Croisette and the beaches, spacious and bright 4/5P crossing S/N of 86.44m<sup>2</sup> to modernize, beautiful square living room of 27m<sup>2</sup> and master bedroom on spacious and deep south-facing terrace of 15m<sup>2</sup>, independent kitchen and 2 large bedrooms to the north, property with great potential with numerous development possibilities, sold with large garage of 20m<sup>2</sup> and cellar with elevator access. Very good opportunity in the sector for all primary or secondary residence projects! Information and visits Gregory T.

Fees and charges :

Annual current expenses 1 956 €

Well condominium

40 lots in the condominium 500 000 € agency fees 4,80% à the responsibility of the buyer included

