

995 000 €

Contact agency

Agence de la Source

24 Boulevard Alexandre III

06400 Cannes

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For sale appartement de caractère

5 rooms

Surface : 150 m²

Surface of the living : 42 m²

Year of construction : 1930

Exposition : Nord est

View : Dégagée

Hot water : Individuelle

Inner condition : excellent

Standing : bourgeois

Building condition : GOOD

Features :

lift, double glazing, gated, AIR

CONDITIONING, armored door, residential,

Résidence gardiennée

3 bedroom

1 bathroom

1 shower

2 WC

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : B

Document non contractuel

03/05/2025 - Prix T.T.C



## Appartement de caractère 2464 Cannes

Falling for something ! In our beautiful district of Basse Californie, close to all amenities and only 150m from the Croisette and the beaches, very beautiful 5-bedroom Bourgeois apartment with generous volumes of 150.87m² including a living/dining room of 42m², located on the 2nd floor. floor of a beautiful bourgeois building from the beginning of the 20th century with North-East-South exposures not overlooked. The property, in excellent condition and benefiting from high ceilings, includes three spacious bedrooms, one of which is en suite with a shower room, a bathroom, two toilets and a fully equipped independent kitchen with laundry room. You will be seduced by its high quality services: Numerous storage spaces and dressing rooms, reversible air conditioning, secure door, elevator, double glazing, secure and guarded residence, cellar and garage with automatic door. An ideal place to live in a residential context, a stone's throw from the beaches and a few minutes from the excitement of the Palais des Festivals and rue d'Antibes! Information and visits: Gregory T.

Fees and charges :

Annual current expenses 2 640 €

Well condominium

120 lots in the condominium 995 000 € agency fees 5,03% à the responsibility of the buyer included

