

1 800 000 €

Contact agency

Agence de la Source

24 Boulevard Alexandre III

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For sale luxury apartment

4 rooms

Surface : 107 m²

Surface of the living : 30 m²

Year of construction : 1960

Exposition : Sud

View : Mer panoramique

Hot water : Individuelle électrique

Inner condition : excellent

Features :

lift, double glazing, gated, CALM, armored door, residential, electric blinds, electric shutters, CARETAKER, Visitor Parking

3 bedroom

2 terraces

2 show ers

3 WC

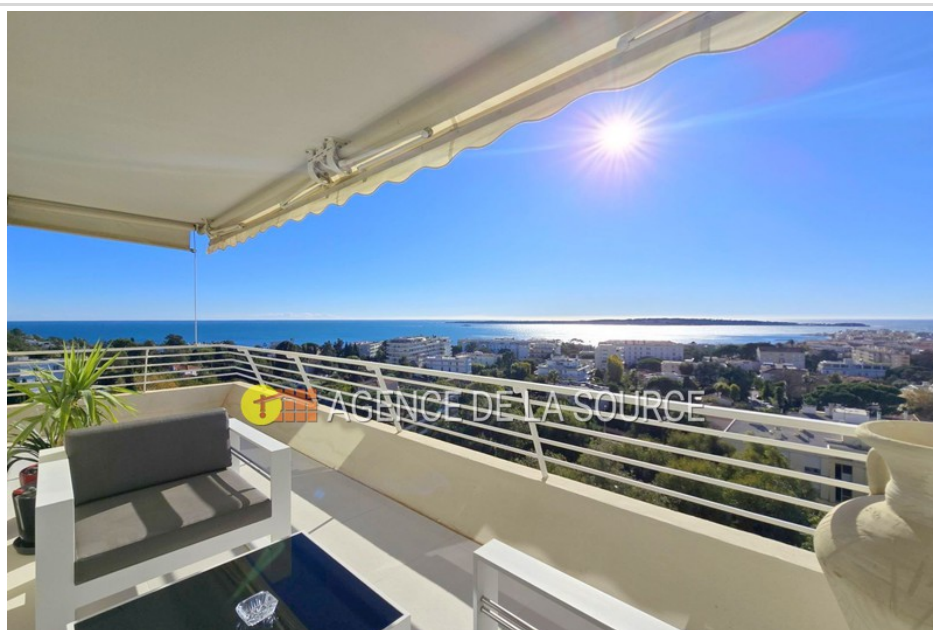
1 cellar

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

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



Luxury apartment 2503 Cannes

“Basse Californie” area - In a luxurious and gated residence with caretakers, a 3-bedroom flat, fully renovated in a modern and functional style. This apartment consists of 3 large bedrooms, a separate minimalist kitchen with sleek integrated appliances and a beautiful living and dining room, opening onto a large corner balcony. Half of this balcony turns into a veranda and therefore could be used all year round as an extension to the living room. The major asset of this beautiful flat is definitely the south and east-facing balcony, which offers optimal sunshine, and above all, a breathtaking panoramic sea view over the whole bay of Cannes, from the Lerins Islands and the Palm Beach area, up to Théoule-sur-Mer. Home automation, ducted air-conditioning (fitted in the ceiling), high quality kitchen (still under warranty). Annex: a cellar in the basement. Within walking distance of the city centre, to the port, and to the seaside, offers a high-grade quality of life. The maintenance of the gardens, the car park and, in general, of the communal areas, is a constant concern of its devoted caretakers.

Fees and charges :

Annual current expenses 3 900 €

Well condominium

1 800 000 € agency fees 4,00% à the responsibility of the buyer included

