

**Price on request**

**Contact agency**

**Webcam Immobilier**

14, Avenue des Broussailles

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**For sale apartment**

**4 rooms**

**Surface : 120 m²**

**Surface of the living : 53 m²**

**Year of construction : 1900**

**Exposition : Sud**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : a refresh**

**Standing : bourgeois**

**Building condition : GOOD**

**Features :**

lift, double glazing, CALM, loggia, electric shutters, Airconditioning

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel



### Apartment 1905 Cannes

Cannes – Downtown: Stunning Cathedral Loft on the Top Floor. Info & viewings at 06 13 53 83 12 In an old building with an elevator, right in the heart of Cannes, discover this 120m² loft on the top floor, flooded with natural light. You will immediately be charmed by the cathedral-style living room, its central fireplace, exposed beams, and generous space. Two beautiful bedrooms each with their own bathroom, and a third bedroom on the mezzanine with access to a magnificent open-air solarium. Peaceful, charming, and full of character. Sold with a large cellar. Garage available optionally at the foot of the building. A unique property, perfect as a main or secondary residence, seasonal rental investment, or for a liberal profession. (This apartment has been virtually staged to help you better appreciate its space and potential). Information on the risks to which this property is exposed is available on the website <https://www.georisques.gouv.fr>

Fees and charges :

Annual current expenses 2 820 €

Well condominium

15 lots in the condominium

