

## Price on request

### Contact agency

**Webcam Immobilier**

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### For sale apartment

**4 rooms**

Surface : 120 m<sup>2</sup>

Surface of the living : 53 m<sup>2</sup>

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 – City Center: Stunning Cathedral Loft on the Top Floor. Info & visits at 06 13 53 83 12 In a historic building with an elevator, right in the heart of Cannes, discover this 120m<sup>2</sup> loft on the top floor, flooded with natural light. You will be immediately captivated by the cathedral living room, its central fireplace, exposed beams, and generous space. Two beautiful bedrooms each with their own bathroom, and a third bedroom on a mezzanine that leads to a magnificent open-air solarium. Quiet, charm, and character are all guaranteed. Sold with a large cellar. Garage available as an option at the foot of the building. A unique property, perfect as a primary or second home, seasonal rental investment, or for a liberal profession. (This apartment has undergone virtual home staging to help you better appreciate its space and potential). Information about the risks associated with this property 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

