

1 180 000 €

**Contact agency**

**Agence Cannes Soleil**

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**For sale apartment**

**5 rooms**

**Surface : 136 m<sup>2</sup>**

**Surface of the living : 36 m<sup>2</sup>**

**Year of construction : 1974**

**Exposition : Sud ouest**

**View : Mer panoramique**

**Inner condition : GOOD**

**Standing : prestige**

**Building condition : GOOD**

**Features :**

lift, gated, CALM, residential, CARETAKER,  
POOL, TENNIS

3 bedroom

1 terrace

3 bathrooms

3 WC

1 garage

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

21/05/2024 - Prix T.T.C



**Apartment 2686 Le Cannet**

Breathtaking panoramic view over the entire bay of Cannes! Magnificent 5-room apartment of around 136 m<sup>2</sup> with terrace, cellar and a large closed garage. It offers you a large entrance hall, a double living / dining room, a fitted kitchen extended by a large closed loggia, 3 en-suite bedrooms. Located on the 3rd floor out of 4 at the corner of a guarded residence day and night with a very beautiful landscaped park, a beautiful swimming pool, a tennis court and a pétanque court. The place is in absolute calm, 10 minutes from Cannes and its Croisette or the elegant village of Mougins and its many restaurants and prestigious art galleries... The property comprises 3 lots, it is located in a co-ownership of 21 lots (the average annual running costs of co-ownership are €10,500 and the syndicate of co-owners is not the subject of a procedure cited in article L. 721 -1 of the construction and housing code). Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fees and charges :

Annual current expenses 10 500 €

Well condominium

21 lots in the condominium 1 180 000 € fees included

