

190 000 €

**Contact agency**

**Agence de la Source**

24 Boulevard Alexandre III

06400 Cannes

04 93 43 15 51 / info@agencedelasource.com

**For sale apartment**

**1 room**

**Surface : 29 m<sup>2</sup>**

**Surface of the living : 14 m<sup>2</sup>**

**Year of construction : 1962**

**Exposition : Est**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : Cleaning is**

**Features :**

lift, gated, residential, electric shutters,

Visitor Parking

1 terrace

1 shower

1 WC

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

20/05/2024 - Prix T.T.C



## Apartment 2440 Cannes

Bas Croix des Gardes, a stone's throw from the Midi beaches and amenities in a beautiful, secure and recently renovated residence, comfortable and bright Studio of 29.07m<sup>2</sup> on a high floor with east exposure, spacious living room with deep loggia of 7m<sup>2</sup> offering a very beautiful open view of greenery and a beautiful side view of the sea, renovated bathroom, independent fitted kitchen with window. Sold with cellar, secure collective parking. Great opportunity! Information and visits: Gregory T.

**Fees and charges :**

Annual current expenses 1 140 €

Well condominium

90 lots in the condominium 190 000 € agency fees 5,26% à the responsibility of the buyer included

