

266 000 €

**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 : 22 m<sup>2</sup>**

**Year of construction : 1961**

**Exposition : Sud**

**View : Jardin**

**Hot water : Collective**

**Inner condition : GOOD**

**Standing : prestige**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM, armored door, residential, Gardien 24/24, electric shutters, AIR CONDITIONING, Parking collectif sécurisé

1 terrace

1 shower

1 WC

**Energy class (dpe) : D**

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

Document non contractuel

19/05/2024 - Prix T.T.C



## Apartment 2428 Cannes

Basse Californie, in prestigious secure and guarded residence on magnificent park ideally located close to all shops and just 15 minutes from the Croisette and the beaches, spacious and bright studio of 29.17m<sup>2</sup> with all comfort in very good general condition renovated in 2020 ( air conditioning, double glazing, secure door...), beautiful and deep south-facing terrace enjoying a very pretty view overlooking the gardens, residence with large secure collective parking. Favorite guaranteed! Information and visits: Gregory T.

**Fees and charges :**

Annual current expenses 1 080 €

Well condominium

80 lots in the condominium 266 000 € agency fees 5,64% à the responsibility of the buyer included

