

**195 000 €**

**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 : 26 m²**

**Surface of the living : 18 m²**

**Year of construction : 1968**

**Exposition : Nord est**

**View : Jardin**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM, Security door, residential, electric shutters, AIR CONDITIONING

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

02/07/2025 - Prix T.T.C



## Apartment 2578 Cannes

**EXCLUSIVE!** In the heart of our beautiful Basse Californie neighborhood in a high-end residence on a private and secure park and close to the Croisette and the beaches, bright studio on the TOP floor and in excellent general condition, terrace with a beautiful view of the residence's gardens, living room with alcove, large storage space in the entrance. Fully equipped apartment sold with a large cellar and secure underground parking with elevator access. Very good opportunity as a main or secondary residence in a calm and ultra-privileged environment, to visit quickly!

**Fees and charges :**

**Annual current expenses 1 512 €**

**Well condominium**

325 lots in the condominium 195 000 € agency fees 5,64% à the responsibility of the buyer included

