

399 000 €

For sale apartment

4 rooms

Surface : 86 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Year of construction : 1966

Exposition : Sud nord est

View : Citadine

Hot water : Individuelle gaz

Inner condition : a refresh

Standing : residential

Building condition : good

Features :

lift, gated, calm, electric shutters,  
 residential

3 bedroom

3 terraces

1 shower

2 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

12/03/2025 - Prix T.T.C



## Apartment 2417 Cannes

For sale: 4-room apartment in Cannes, located in a quiet and secure residence, with electric roller shutters. This property, with a surface area of 86 m<sup>2</sup>, has a 20 m<sup>2</sup> living room opening onto one of its three terraces totaling 18 m<sup>2</sup>. It offers beautiful light thanks to its south-northeast exposure. The property is located on the 3rd floor of the 4-storey building and has an elevator. The kitchen is independent and the hot water is produced individually by electricity. This accommodation is sold with a cellar and a garage. Please note that the interior condition needs to be refreshed. The apartment has 3 bedrooms, 1 shower room and 2 toilets.

Fees and charges :

Annual current expenses 4 560 €

Well condominium

399 000 € agency fees 4,76% à the responsibility of the buyer included

