



470 000 €

For sale apartment

2 rooms

Surface : 48 m²

Surface of the living : 22 m²

Exposition : Sud ouest

View : Dégagée

Hot water : Individuelle

Inner condition : Bon

Standing : residential

Building condition : Bon

Features :

lift, double glazing, Résidence sécurisée,
Calme, residential, electric blinds, electric
shutters, pool, Parking visiteurs

1 bedroom

1 terrace

1 shower

1 WC

1 garage

1 cellar

Legal information

470 000 € fees included

6,00% VAT of fees paid by the buyer
(443 396 € without fees), well
condominium (16 lots in the condominium),
annual current expenses 3 096 €
(258 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr.



Apartment 1631 Cannes

Montfleury – Cannes | Top floor in a prestigious residence with a pool Just a few minutes' walk from rue d'Antibes and the Croisette, discover this beautiful 2-room apartment of 48.02 m², located on the top floor of an intimate upscale residence with only 16 co-owners, right in the heart of the highly sought-after Montfleury residential area, close to the sports complex and all shops. It comprises an entrance, living-dining room, a fully equipped separate kitchen, a separate toilet, a shower room, and a bedroom. All the main rooms open onto the terrace. The apartment impresses with its generous space, bright atmosphere, and completely unobstructed views, offering total privacy. Its southwest exposure ensures optimal sunlight throughout the day, while the spacious 19.19 m² sunny terrace provides a true outdoor living area, perfect for sharing meals or enjoying the beautiful days on the French Riviera. In good overall condition, it offers a...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
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