



536 000 €

For sale apartment

2 rooms

Surface : 55 m²

Surface of the living : 25 m²

Exposition : Sud ouest

View : Dégagée

Hot water : Collective

Inner condition : good

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, armored door, residential, electric shutters, pool

1 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar

Legal information

536 000 € fees included

6,00% VAT of fees paid by the buyer (505 660 € without fees), well condominium (16 lots in the condominium), annual current expenses 3 600 € (300 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment 1632 Cannes

EXCLUSIVE CANNES MONTFLEURY – ELEGANT 1-BEDROOM APARTMENT IN COMPLETE PEACE – TERRACE, POOL, PARKING & CELLAR – Located in the highly sought-after residential area of Montfleury, less than a 10-minute walk from rue d'Antibes and the Croisette, discover this beautiful bright apartment of over 55 m², enjoying a pleasant southwest-facing exposure and total tranquility. Set within an intimate residence of only 16 co-owners, nestled in a lovely enclosed and secure park with a swimming pool, this apartment offers a privileged, green, and exceptionally peaceful living environment, while allowing easy pedestrian access to the heart of Cannes, its shops, and its beaches. The apartment features a welcoming entrance, a bright living room of approximately 25 m² opening onto a pleasant southwest-facing terrace of more than 11 m², as well as a fully equipped kitchen. A hallway leads to the sleeping area, which includes a bedroom with a closet, a shower...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 859 and 1153 € (reference year 2021,2022,2023)
Document non contractuel - 21/09/2026

