



750 000 €

For sale apartment

3 rooms

Surface : 77 m²

Exposition : Sud ouest

View : Dégagée Mer

Hot water : Individuelle

Inner condition : excellent condition

Standing : standing

Building condition : good

Features :

air conditioning, double glazing, electric blinds, electric shutters, lift, concierge, optical fiber, digicode, intercom

2 bedroom

1 terrace

2 showers

2 WC

1 parking

1 cellar

Legal information

750 000 € fees included

5,00% VAT of fees paid by the buyer (714 286 € without fees), well condominium (25 lots in the condominium), annual current expenses 4 080 € (340 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment 1574 Cannes

In the quiet and green area of Cannes Croix des Gardes, in a small upscale residence with a swimming pool and a caretaker, Beautiful 3-room apartment fully renovated, measuring 77.57m² (Carrez law), extended by its terrace of about 20m² with sea and park views, facing southwest, plus a second terrace of 16m². The apartment consists of an entrance with storage closet, a double living room with a fully equipped open kitchen, one bedroom with a shower room and toilet, and a second bedroom en suite with a dressing room, shower room, and toilet. Cross-ventilated apartment, renovated with high-quality finishes, ducted air conditioning. Quiet surroundings and close to the beaches, the old port, the Palais des Festivals, the train station, and the Foville market (5 minutes by car). The apartment is sold with an underground parking space in the residence and a cellar. Direct access. Secure parking within the residence for guests.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 730 and 1050 € (reference year 01012021)
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