



895 000 €

For sale apartment

3 rooms

Surface : 84 m<sup>2</sup>

Surface of the living : 43 m<sup>2</sup>

Exposition : Sud

View : Dégagée

Hot water : Individuelle

Inner condition : new

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, armored door, residential, electric blinds, electric shutters, visitor parking

2 bedroom

1 terrace

2 showers

2 WC

1 garage

1 cellar

Legal information

895 000 € fees included

5,00% VAT of fees paid by the buyer (852 381 € without fees), well condominium (89 lots in the condominium), annual current expenses 3 480 € (290 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 1613 Cannes

**\*\*EXCLUSIVE CANNES MONTFLEURY\*\*** Ideally located just a few minutes on foot from rue d'Antibes, the Croisette, all daily shops, and the Montfleury sports center with swimming pool and tennis courts, this magnificent 3-room apartment of 84 m<sup>2</sup> Carrez law will charm you with its perfect balance of comfort, absolute tranquility, and immediate proximity to the vibrant Cannes lifestyle. Fully renovated with high-quality finishes, the apartment features brand-new air conditioning, a completely new fully equipped open kitchen, and generous, light-filled spaces. The spacious and bright living room opens onto a beautiful south-facing terrace of approximately 15 m<sup>2</sup>, offering an unobstructed and peaceful view of the residence's landscaped park. The master bedroom of over 20 m<sup>2</sup> also has direct access to the terrace. The sleeping area includes two bedrooms with en-suite dressing rooms, each with its own shower room, ensuring comfort and privacy. Located...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 791 and 1071 € (reference year 2021,2022,2023)  
Document non contractuel - 25/05/2026

