



699 000 €

For sale apartment

3 rooms

Surface : 69 m<sup>2</sup>

Surface of the living : 31 m<sup>2</sup>

Exposition : Sud

View : Dégagée

Hot water : Collective

Inner condition : excellent

Standing : residential

Features :

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

2 bedroom

3 terraces

2 showers

2 WC

2 parkings

1 cellar

Legal information

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Fees paid by the owner, well condominium (22 lots in the condominium), annual current expenses 450 € (38 € 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 1611 Cannes

In co-ownership Exceptional penthouse in Montfleury within a small condominium with a pool, a superb 3-room penthouse of 69.30m<sup>2</sup>. Quietly located, just 5 minutes from shops, the city center, the train station, and the beaches of the Croisette, this property boasts three beautiful terraces, including an open-air terrace with panoramic views in all directions. It consists of an entrance with a closet, a bright living room opening onto its southeast-facing terrace and a modern, fully equipped American-style kitchen, two bedrooms, two shower rooms, a toilet, and a large dressing room. The apartment is sold with an underground parking space in the residence and a cellar. Additionally, the gated and secure condominium offers several parking spaces for visitors.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 842 and 1138 € (reference year 2021,2022,2023)  
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