



721 000 €

For sale apartment

3 rooms

Surface : 70 m²

Year of construction : 1980

Exposition : Sud ouest

View : Dégagée

Hot water : Individuelle

Inner condition : A rafraichir

Standing : luxury

Building condition : good

Features :

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

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

1 cellar

Legal information

721 000 € fees included

6,00% VAT of fees paid by the buyer (680 189 € without fees), well condominium, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment 1614 Cannes

Lower California, a rare find on the market: 3-room apartment with a 34 m² southwest-facing terrace, parking, and cellar, just a 3-minute walk from the city center Located in the Lower California area within a small, luxurious building with a caretaker, in absolute peace and only a 3-minute walk from rue d'Antibes, this lovely 3-room corner apartment is very bright, measuring 70.45 m² under Carrez law, and well laid out with a beautiful, deep terrace facing southwest, offering a completely unobstructed view of the residence's lush park and no overlooking neighbors. The apartment consists of a welcoming entrance, a living room that opens onto the terrace, an independent kitchen also accessible from the terrace and that can be opened onto the living room, a separate toilet, an en-suite bedroom opening onto the terrace with a storage closet, bathroom and toilet, plus a closet, another bedroom overlooking greenery with a storage closet, and a...

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

Estimated annual energy between 970 and 1360 € (reference year 2021,2022,2023)

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