



689 000 €

For sale apartment

3 rooms

Surface : 92 m²

Surface of the living : 29 m²

Exposition : Sud

View : Jardin

Inner condition : A moderniser

Standing : residential

Building condition : good

Features :

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

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

Legal information

689 000 € fees included

6,00% VAT of fees paid by the buyer (650 000 € without fees), well condominium (17 lots in the condominium), annual current expenses 5 760 € (480 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment Cannes

In the highly sought-after residential area of Montfleury in Cannes, just a 5-minute walk from the shops, discover this charming 3-room apartment of over 92 m², featuring a covered terrace and a private garden of approximately 90 m² for exclusive use, facing south and enjoying complete tranquility. A true blend of apartment and house, this property includes an entrance with a closet, a spacious and bright living room opening onto the terrace and garden enhanced by a jacuzzi, two bedrooms each with their own bathroom or shower room, as well as two toilets, one of which is separate. The equipped kitchen is extended by a large loggia overlooking greenery, providing additional space that can be adapted to your needs (office, winter lounge, playroom, etc.). You will appreciate its prime location, very close to Rue d'Antibes, amenities, and the beaches. Direct access to the town center is possible through the garden's private gate. Secure parking...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 1867 and 2527 € (reference year 2021,2022,2023)
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