



360 000 €

For sale apartment

1 room

Surface : 40 m²

Exposition : Plein sud

View : Parc

Inner condition : excellent

Standing : prestige

Building condition : good

Features :

lift, gated, calm, caretaker, residential

1 terrace

1 show er



Apartment 1617 Cannes

EXCLUSIVE – CANNES GALLIA MONTFLEURY – STUDIO WITH SLEEPING AREA, SOUTH-FACING TERRACE, FULLY RENOVATED Just a 3-minute walk from rue d'Antibes, discover this stunning 40.01 m² (Carrez law) studio located in a prestigious residence with a caretaker, a beautiful listed park, and secure communal parking. A real favorite, this apartment on an upper floor enjoys complete tranquility and a lovely deep 12 m² south-facing terrace, offering a pleasant view over the greenery of the park. Fully renovated with high-quality materials in a contemporary style, it features: A bright living area, A modern kitchen, A separated sleeping nook, An elegant bathroom, A spacious terrace perfect for enjoying the sun all year round. All shops are within walking distance, in a highly sought-after neighborhood. Key benefits: Prestigious residence with caretaker Private listed park 12 m² south-facing terrace Clear views of the greenery Absolute quiet Move-in ready...

Legal information

360 000 € fees included

6,00% VAT of fees paid by the buyer (339 623 € without fees), well condominium (537 lots in the condominium), annual current expenses 1 560 € (130 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr,

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

Estimated annual energy between 663 and 897 € (reference year 2021, 2022, 2023)

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