

399 000 €

**For sale apartment**

**4 rooms**

**Surface : 86 m²**

**Surface of the living : 20 m²**

**Year of construction : 1966**

**Exposition : Sud nord est**

**View : Citadine**

**Hot water : Individuelle gaz**

**Inner condition : a refresh**

**Standing : residential**

**Building condition : good**

**Features :**

lift, gated, calm, electric shutters,  
residential

3 bedroom

3 terraces

1 shower

2 WC

1 garage

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

30/04/2025 - Prix T.T.C



## Apartment 2417 Cannes

For sale: 4-room apartment in Cannes, located in a quiet and secure residence, with electric roller shutters. This property, with a surface area of 86 m², has a 20 m² living room opening onto one of its three terraces totaling 18 m². It offers beautiful light thanks to its south-northeast exposure. The property is located on the 3rd floor of the 4-storey building and has an elevator. The kitchen is independent and the hot water is produced individually by electricity. This accommodation is sold with a cellar and a garage. Please note that the interior condition needs to be refreshed. The apartment has 3 bedrooms, 1 shower room and 2 toilets.

**Fees and charges :**

Annual current expenses 4 560 €

Well condominium

399 000 € agency fees 4,76% à the responsibility of the buyer included

