



1 300 000 €

**Buying apartment**

**3 rooms**

**Surface : 90 m<sup>2</sup>**

**Surface of the living : 35 m<sup>2</sup>**

**Year of construction : 1968**

**Exposition : Sud**

**View : Mer Dégagée**

**Hot water : Collectif Gaz**

**Inner condition : Très bon état**

**Standing : good standing**

**Features :**

lift, calm, Volets Double vitrage, armored door, double glazing, fibre optique, environnement Résidentiel

2 bedroom

2 terraces

1 bathroom

1 shower

3 WC

1 parking

**Legal information**

1 300 000 € fees included

5,00% VAT of fees paid by the buyer

(1 300 000 € without fees), well

condominium (966 lots in the

condominium), annual current expenses

4 764 € (397 € monthly), no current

procedure, information on the risks to which

this property is exposed is available on

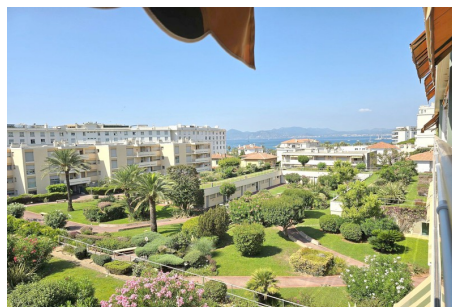
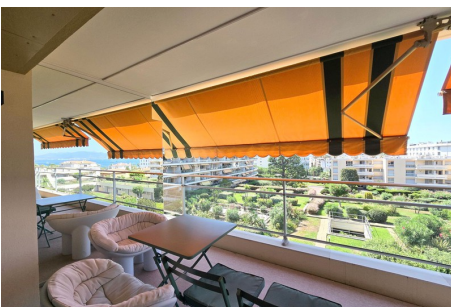
[georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 2482 Cannes

**FALLING FOR SOMETHING !** Basse Californie, luxurious corner 2-bed apartment in a secure and guarded residence of very good standing, ideally located close to all shops and the Croisette, apartment completely renovated by an architect with top-of-the-range services and fully equipped with taste and refinement. Superb reception room

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 841 and 1137 € (reference year 2024)  
Document non contractuel - 26/12/2024



**Ciel Azur Immobilier - 2, rue Pierre Loti - 06160 Juan-les-Pins**

**Tél. +33 (0)4 93 61 05 05 - [info@cielazurimmo.com](mailto:info@cielazurimmo.com)**

Carte professionnelle n°11169TG Préfecture des Alpes Maritimes - RCS Grasse B 503 644 866

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