



499 000 €

For sale apartment

2 rooms

Surface : 54 m<sup>2</sup>

Year of construction : 2014

Exposition : Sud est

View : Dégagée

Hot water : Individuelle

Inner condition : excellent

Standing : semi-luxury

Building condition : good

Features :

lift, double glazing, gated, calm, residential, electric blinds

1 bedroom

1 terrace

1 shower

1 WC

#### Legal information

499 000 €

Fees paid by the owner, well condominium (10 lots in the condominium), annual current expenses 2 376 € (198 € 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 1994 Cannes

CANNES MONTFLEURY, just a ten-minute walk from rue d'Antibes and the Croisette, in an intimate, well-maintained modern residence, a stunning fully renovated 2-room apartment of 54m<sup>2</sup>, with windows on both sides and excellent exposure. This apartment features home automation, high-quality finishes, a fitted and equipped kitchen, a comfortable terrace where you can enjoy the sunshine of the French Riviera, a bathroom refurbished with premium materials, a huge custom-made walk-in closet, and a quiet bedroom with a built-in wardrobe overlooking greenery. A little gem where all you have to do is move in. Possibility to acquire a 19m<sup>2</sup> garage for an additional cost

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 571 and 773 € (reference year 2023)  
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