



550 000 €

For sale apartment

3 rooms

Surface : 81 m<sup>2</sup>

Surface of the living : 50 m<sup>2</sup>

Year of construction : 1975

Exposition : Plein sud

View : Mer panoramique

Hot water : Individuelle électrique

Inner condition : good

Standing : residential

Building condition : good

Features :

double glazing, gated, calm, armored door,  
residential, electric blinds, air conditioning

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

27/04/2024 - Prix T.T.C



## Apartment 1916 Cannes

Your Côte Immobilier agency offers you this sublime T3 apartment with an area of 81m<sup>2</sup>, ideally located in Cannes. Benefiting from a perfect dominant location, it is located on the 2nd floor of a 3-storey building in perfect condition, built in 1975 and well maintained. Enjoying a south-facing exposure, this apartment offers a breathtaking panoramic sea view. It has a 50m<sup>2</sup> living room opening onto a 20m<sup>2</sup> terrace, an equipped American kitchen, 2 bedrooms, a bathroom and a toilet. High-end services with double glazing, secure, quiet residence with armored door and electric blinds. Additional amenities: individual heating with reversible ducted air conditioning, individual electric hot water. A parking space in the basement completes this property. An ideal property in a prestigious living environment. And also finally the strong rental demand due to tourism all year round ensures a promising return on investment.

Fees and charges :

Annual current expenses 1 650 €

Well condominium

14 lots in the condominium 550 000 € fees included

