

€ 355 000

**Buying apartment**  
**4 rooms**  
**Surface : 76 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Sud**

**View : Jardin**

**Hot water : Collective**

**Inner condition : good**

**Amenities :**

Ascenseur, double glazing, gated,

Parking visiteurs

2 bedroom

1 shower

1 WC

1 garage

1 cellar

**Energy class (dpe) : C**

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

**Fees and charges :**

Annual current expenses 3 240 €

Well condominium

70 lots in the condominium 355 000 € fees included

18/10/2024 - Prix T.T.C



### Apartment Cannes

In CANNES, in the heart of a residential area, close to all shops, a stone's throw from the Croix des Gardes park and 10 minutes from the Croisette, we offer you this beautiful 4-room apartment with a surface area of 76 m<sup>2</sup> Carrez law, completely renovated, located on the 2nd floor of a secure condominium of 70 lots with elevator. Its North/South orientation will bring you beautiful light and its view of an interior garden will give you this impression of nature and calm while benefiting from city life. This apartment is made up as follows: An entrance with hallway, a fitted kitchen renovated in 2023, a living room, giving access to a 9 m<sup>2</sup> balcony terrace, a dining room both benefiting from reversible air conditioning, two bedrooms (one with reversible air conditioning), a shower room also renovated in 2023 and a separate toilet. The property has many cupboards (corridor and bedrooms), collective heating (with heat meters per radiator), collective hot and cold water as well. The amount of co-ownership charges amounts to €270/month. A basement garage (with electric shutter) and a closed cellar provide a significant addition to this beautiful product. TO BE SEIZED QUICKLY Ref. : 858V28A - Mandat n°2250

