

284 000 €

For sale apartment

3 rooms

Surface : 69 m²

Surface of the living : 26 m²

Year of construction : 1973

Exposition : Sud ouest

View : Dégagée

Hot water : Collective

Inner condition : good

Building condition : good

Features :

lift, double glazing, gated, armored door,
electric blinds, electric shutters

2 bedroom

3 terraces

1 shower

1 WC

1 parking

1 cellar

Legal information

284 000 € fees included

5,19% VAT of fees paid by the buyer
(270 000 € without fees), well
condominium (26 lots in the condominium),
annual current expenses 2 100 €
(175 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr.



Apartment 3000 Le Cannet

Located on a high floor of a well-maintained residence, this spacious 3-room apartment offers a bright, functional, and elegant living environment. Bright and airy thanks to its South and West exposures, it features a very large living room tastefully decorated, perfect for entertaining or relaxing. Main features: Bright apartment in good overall condition Very large living room with terrace access Terrace and balcony facing South and West Several outdoor areas to enjoy the sun at any time of day No renovation work needed Closed garage in the basement Private cellar included Ideal location: Just minutes from Cannes, the beaches, and major roadways, everything is within walking distance: shops, schools, public transport. A perfect spot to combine comfort and convenience in everyday life. A rare find on the market, ideal as a primary residence, holiday home, or an investment on the French Riviera.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 800 and 1100 € (reference year 2023)
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