

260 000 €

For sale apartment**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 shutters

2 bedroom

3 terraces

1 shower

1 WC

1 parking

1 cellar

Legal information

260 000 € fees included

5,26% VAT of fees paid by the buyer (247 000 € without fees), well condominium(26 lots in the condominium), annual current expenses 2 200 € (183 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr,

**Apartment 3038 Le Cannet**

Located on a high floor within a well-maintained residence, this spacious 3-room apartment charms with its bright atmosphere and optimal layout. With exposures to the South and West, it is flooded with natural light and features a generous living area, perfect for entertaining or relaxing. Main Advantages • Bright, cross-ventilated apartment in excellent condition • Spacious living room opening onto a terrace • No overlooking neighbors • Close to all shops • Private underground parking Prime Location Just a few minutes from Cannes, the beaches, and major roads, the apartment enjoys a convenient setting where everything is within walking distance: shops, schools, transport. An ideal environment combining comfort and everyday ease. A rare opportunity in the area, perfect as a primary residence or as 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 2025)

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