

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](http://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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