

449 000 €**Buying apartment****4 rooms****Surface : 90 m²****Surface of the living : 34 m²****Exposition : Est ouest****Hot water : Collective****Inner condition : Bon****Features :**

lift, double glazing, electric shutters,
caretaker, Digicode

3 bedroom

2 terraces

1 bathroom

1 shower

1 WC

2 garage

Energy class (dpe) : D**Emission of greenhouse gases (ges) : D**

Document non contractuel

04/05/2025 - Prix T.T.C

**Apartment Le Cannet**

For sale, Le Cannet Mairie, comfortable 4-room apartment of 90 m² on the 3rd floor of a well-maintained residence under caretaker, with double garage in a row of 27 m² in the basement. You will be charmed by its layout, its brightness, its dual aspect (East/West) and its two terraces. No work required, in very good general condition. Sale due to professional transfer. Ideally located in the city center of Le Cannet, shops and services are nearby. The fully air-conditioned apartment consists of: - an entrance with cupboards - a large living room with fitted American kitchen opening onto a 17 m² terrace - a master suite with closet and private bathroom - 2 other bedrooms with cupboards opening onto a second terrace of 10 m² - a bathroom - a separate toilet The condominium charges of 250 euros / month include cold water, heating and hot water (according to meters) as well as the caretaker. To visit without delay. Rare for sale.

Fees and charges :

Annual current expenses 3 000 €

Well condominium

449 000 € fees included

