

**1 138 500 €**

**Buying apartment**

**2 rooms**

**Surface : 59 m<sup>2</sup>**

**Surface of the living : 18 m<sup>2</sup>**

**Exposition : Est**

**View : Bord de mer**

**Hot water : Collective**

**Inner condition : a refresh**

**Features :**

lift, caretaker, Digicode

1 bedroom

2 terraces

1 bathroom

1 WC

**Energy class (dpe) : D**

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

Document non contractuel

01/05/2024 - Prix T.T.C



### Apartment 2277 Cannes

Cannes, Croisette, prestigious location for this 2 room apartment of approximately 59 m<sup>2</sup> on the 3rd floor for sale. The apartment is currently configured with an independent kitchen of approximately 8m<sup>2</sup>, a bedroom of 14 m<sup>2</sup>, a rear balcony of 7m<sup>2</sup>, a bathroom, an independent toilet, a dressing room of approximately 6m<sup>2</sup> and an east-facing living room of 19m<sup>2</sup>. opening onto an 8m<sup>2</sup> terrace. The apartment on the 3rd floor benefits from beautiful light with a view of the Grand Hotel garden + sea view. Modernization work is to be expected but great potential for this apartment which can be transformed into 3 rooms. Guard in the building.

**Fees and charges :**

Annual current expenses 3 480 €

Well condominium

1 138 500 € fees included

