



# CIEL AZUR IMMOBILIER

L'IMMOBILIER SUR LA CÔTE D'AZUR - VENTE - LOCATIONS

www.cielazurimmo.com | Tél. 04 93 61 05 05



MLS CÔTE D'AZUR

425 000 €

**Buying apartment**

**3 rooms**

**Surface : 62 m<sup>2</sup>**

**Surface of the living : 33 m<sup>2</sup>**

**Year of construction : 1940**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : renovated**

**Standing : residential**

**Building condition : Ravalement fait**

**Features :**

lift, double glazing, gated, calm, residential,  
electric shutters

2 bedroom

2 terraces

1 shower

1 WC

1 garage

1 cellar

**Legal information**

425 000 €

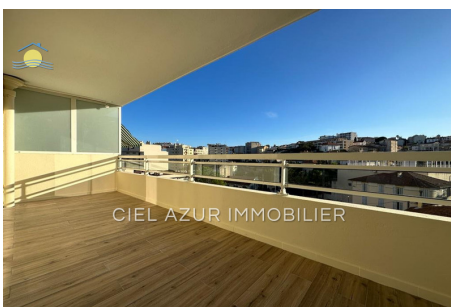
Fees paid by the owner, well condominium,  
annual current expenses 2 040 €  
(170 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment Cannes

Beautiful 3-room apartment for sale in Cannes, on the first floor of a 5-story residential building. The apartment, in excellent condition, has been renovated with high-quality materials. It has a surface area of 62 sqm and includes a large living room of 33 sqm, two bedrooms, a shower room, and a toilet. The fully equipped open kitchen adds a contemporary touch to this property. Enjoy sunny days on the 19 sqm terrace, facing east-west, with an unobstructed view that brings incredible brightness throughout the apartment. The residence is secure, quiet, and electric shutters in the bedroom and living room ensure optimal tranquility. Reversible air conditioning and double glazing provide perfect thermal comfort in all seasons. Hot water is collective for maximum comfort. The apartment also has a cellar, a valuable asset for additional storage space. The building's facade has recently been redone, ensuring the prestige of this residence. A...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Document non contractuel - 20/05/2024



**Ciel Azur Immobilier - 2, rue Pierre Loti - 06160 Juan-les-Pins**

**Tél. +33 (0)4 93 61 05 05 - [info@cielazurimmo.com](mailto:info@cielazurimmo.com)**

Carte professionnelle n°11169TG Préfecture des Alpes Maritimes - RCS Grasse B 503 644 866

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