



**395 000 €**

**Buying apartment**

**2 rooms**

**Surface : 54 m<sup>2</sup>**

**Surface of the living : 25 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Sud**

**View : Citadine**

**Hot water : Gaz**

**Inner condition : good**

**Standing : improved plan**

**Features :**

lift, air conditioning, Prox. écoles, Prox. commerces, Prox. transports, Menuiserie Alu, Volets Roulants électriques, double glazing, Environnement Résidentiel

1 bedroom

1 terrace

1 bathroom

1 WC

**Legal information**

395 000 € fees included

5,57% VAT of fees paid by the buyer (395 000 € without fees), well condominium, annual current expenses 3 192 € (266 € 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 2499 Cannes

**EXCLUSIVE!** Palm Beach, ideally located in the immediate vicinity of the Croisette, Port Canto and all shops in a beautiful secure and guarded residence of very good standing, spacious and bright 2P with large living room of 25m<sup>2</sup> on a 1st South terrace 4.30m<sup>2</sup>, independent kitchen and bedroom on a 2nd South terrace of 4.65m<sup>2</sup>, bathroom, separate toilet and plenty of storage. Apartment in very good condition, air-conditioned and equipped, sold with a large cellar and the possibility of acquiring in addition a secure parking space in the basement of the building and at the HAI price of €29,000. Very good opportunity in a Main or Secondary Residence in a privileged area with strong seasonal rental and conference potential just a stone's throw from the sea! Information and visits: Gregory T.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
Document non contractuel - 18/04/2025



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