

665 000 €

**Buying apartment**

**4 rooms**

**Surface : 94 m<sup>2</sup>**

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

**Year of construction : 1835**

**Exposition : Sud**

**View : Mer**

**Hot water : Individuelle gaz**

**Inner condition : good**

**Standing : luxury**

**Features :**

Double Glazing, Secured residence, Calm,  
Reinforced door, park, High ceilings,  
Electric blinds, Air conditioning, Visitor  
Parking

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

**Energy class (dpe) : B**

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

Document non contractuel

23/09/2019 - Prix T.T.C



## Apartment 2168 Cannes

**CANNES - NEAR BEACHES - 4 ROOMS - TERRACE SEA VIEW.** This apartment is located 4 minutes from the beach at noon, in the heart of a park and in the first villa of Cannes built in 1834 for the daughter of Lord Brougham. Its entry serves a large living room (ceiling height 3.40 m) opening onto a beautiful terrace of 18 m<sup>2</sup> facing south, a dining room and a kitchen and equipped. The night part consists of two rooms en suite; for the first, bathroom with toilet and office, for the second, shower room and dressing room, and guest toilet. This property is sold with an outdoor garage and has a visitor parking. The charm of the old (the moldings and the beautiful high ceilings), the proximity of the center and beaches, its park and the tranquility that reigns make this apartment an exceptional property.

**Fees and charges :**

Annual current expenses 3 960 €

Well condominium

10 lots in the condominium 665 000 € agency fees 3,76% à the responsibility of the buyer included



Carte Professionnelle : CCI Nice-Côte d'Azur- RCS : 821 955 408 Cannes

Code NAF : 6420Z - SIRET : 821 955 408 000 17 - Caisse de Garantie : GALIAN - montant de 120 000 € - 89, rue de la Boétie - 75008 Paris