COLDWELL BANKER
EUROPA REALTY

Apartment Cannes 140 m²



SALE PRICE : 3 950 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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DESCRIPTION

Beautiful panoramic sea view for this top floor seafront apartment.

Custom project for a 140m² 4-room apartment ideally located on the Croisette, close to beaches and shops. Bright and spacious, facing south, it offers a panoramic view of the sea and the bay of Cannes.

It consists of a double living room with an open-plan kitchen of 48m², two ensuite bedrooms, an adjoining studio of 32m², a large terrace of 21.50m², a garage, and a cellar.

Possibility to combine the two units to create a large family 4-room apartment. Prestigious residence with a caretaker.

Non-contractual photos, apartment will be custom renovated for sale.

Condominium of 157 lots, annual charges of €5,880. No ongoing proceedings. Fees charged to the seller.

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FEATURES

Property type:	Apartment	Area:	140.0 m²	Elevator:	Oui
Property tax:	€3.00	Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 104

Greenhouse gas emissions (GHG) index: A 3

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