COLDWELL BANKER
EUROPA REALTY

Apartment Cannes 215 m²



SALE PRICE : 2 350 000 €

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DESCRIPTION

Located in a sought-after residential area of Cannes, just a 10-minute walk from Rue d'Antibes and the beaches, this exceptional 250 m² (215 m² Loi Carrez) apartment occupies the entire 1st floor of a very high-standard residence with only 9 apartments and a swimming pool.

Access to the apartment is via a private elevator, and comprises an entrance hall leading to a vast, bright and spacious 100 m² living room, and a separate fitted and equipped kitchen.

On the night side, the apartment features 4 large en suite bedrooms, each with its own bathroom or shower room with toilet, and guest toilet.

The apartment opens onto a magnificent 120 m² terrace, mostly south-facing, offering unobstructed views and a glimpse of the sea.

The apartment, which needs to be brought up to date, is very spacious and bright, and can also be split into two apartments as originally.

In a quiet, leafy setting, within walking distance of the town center, ideal for a large family!

The apartment is sold with two underground parking spaces.

Condominium charges: €732/month.
Co-ownership comprising 9 residential lots over 32
Property tax: 3379 euros
No legal proceedings in progress.
Fees at vendor's expense.

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

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FEATURES

Property type:	Apartment	Area:	215.0 m²	Elevator:	Oui
Property tax:	€3.00	Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 157

Greenhouse gas emissions (GHG) index: A 4

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