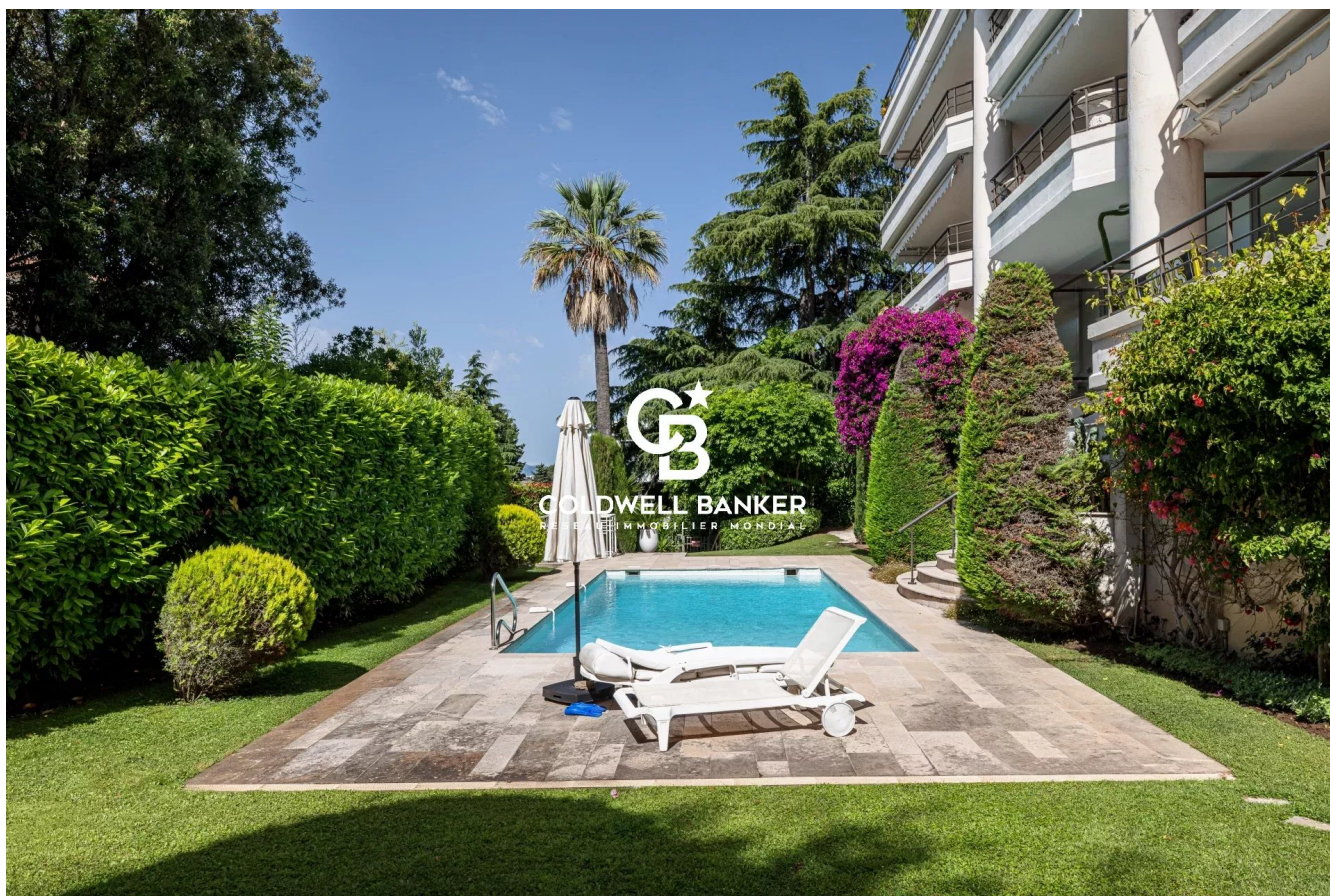


Appartement Cannes 215 m²



PRIX DE VENTE : 2 350 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

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

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	215.0 m ²	Ascenseur :	Oui
Taxe foncière :	€3.00	NB de pièces :	6 rooms	NB de chambres :	4 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

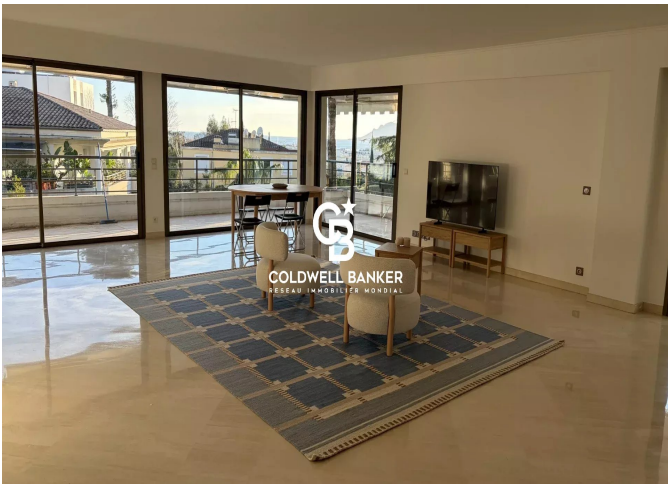
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 157

Indice d'émission de gaz à effet de serre (GES) : A 4



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