



1 696 000 €

**Buying apartment**

**5 rooms**

**Surface : 132 m²**

**Surface of the living : 40 m²**

**Year of construction : 1952**

**Exposition : Sud est**

**View : Citadine**

**Hot water : Individuelle gaz**

**Inner condition : To renovate**

**Standing : Bourgeois**

**Building condition : good**

**Features :**

Lift, Double Glazing, Calm, Reinforced door, residential, Secured residence

3 bedroom

1 bathroom

1 WC

**Legal information**

1 696 000 € fees included

6,00% VAT of fees paid by the buyer (1 600 000 € without fees), well condominium (15 lots in the condominium), annual current expenses 5 160 € (430 € 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 5350 Cannes**

In a very central and prestigious area of Cannes, 200 m from the Palais, the train station and the beaches, this bourgeois apartment, with generous volumes, will seduce you with its authentic old-world charm. On the 2nd floor with elevator, this bright and well-appointed apartment benefits from a south-east orientation, offering beautiful light throughout the day thanks to its large windows and a ceiling height of 3m20. It offers two beautiful entrances, large hallways, a large living room and an adjoining dining room, three large bedrooms, a separate kitchen, a large bathroom, separate toilet. On the floor, a very beautiful original French parquet floor, laid in a herringbone pattern, gives it a particularly warm character. The exceptional location allows you to enjoy all amenities on foot. Unique potential in the heart of Cannes. (Possibility of acquiring a garage located 50 m away, in Gray d'Albion) Available by phone, please call for a...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1931 and 2613 € (reference year 2025)  
Document non contractuel - 03/05/2025

