



1 390 000 €

For sale apartment

3 rooms

Surface : 65 m<sup>2</sup>

Surface of the living : 31 m<sup>2</sup>

Year of construction : 1950

Exposition : Sud ouest

View : Mer panoramique

Hot water : Individuelle électrique

Inner condition : to renovate

Standing : luxury

Building condition : good

Features :

lift, double glazing, calm, balcony,  
residential, air conditioning

2 bedroom

1 terrace

1 shower

1 WC

Energy class (dpe) : F

Emission of greenhouse gases (ges) : C

Document non contractuel

30/04/2024 - Prix T.T.C



### Apartment 1862 Cannes

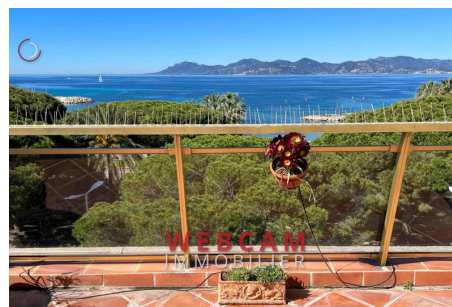
65m<sup>2</sup> apartment, on the 5th and last floor with elevator to renovate, offering a breathtaking view of the bay of Cannes. This property could have great potential for expansion with its terrace of more than 50m<sup>2</sup>. It consists of a living room, a kitchen, two bedrooms, a shower room, a toilet and a large terrace with a panoramic sea view. Average amount of charges €2,400/year - Estimated amount of annual energy expenses for standard use, established based on energy prices for the year 2023: between €1,430 and €1,980. Information on the risks to which this property is exposed is available on site: [georisks.gouv.fr](http://georisks.gouv.fr)

Fees and charges :

Annual current expenses 2 430 €

Well condominium

43 lots in the condominium 1 390 000 € fees included



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