

Cannes, near the beaches and the Croisette 3-room apartment with balcony in an 1890s heritage-listed building.

EXCLUSIVE

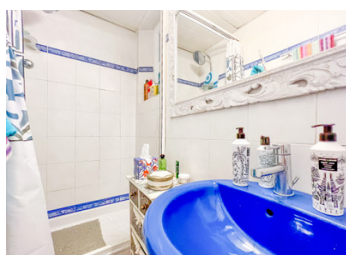
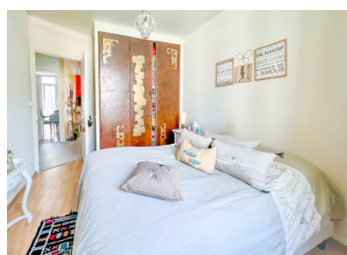
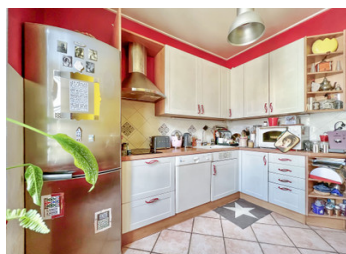


INFORMATION

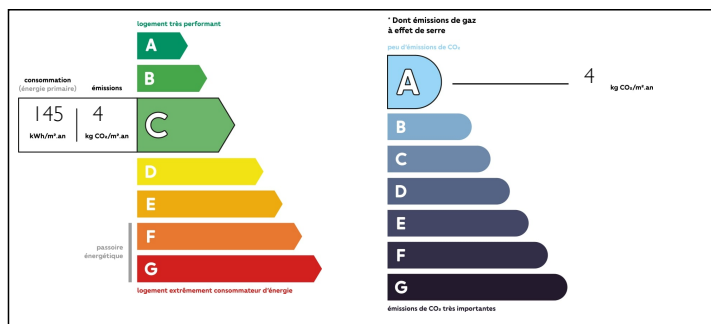
Town:	Cannes
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	60 m2
Outside Space:	6 m2

IN BRIEF

Cannes centre, close to beaches and Palais des Festivals, in a bourgeois building dating from 1890. Beautiful, bright 3-room apartment with south-facing balcony and a cellar.

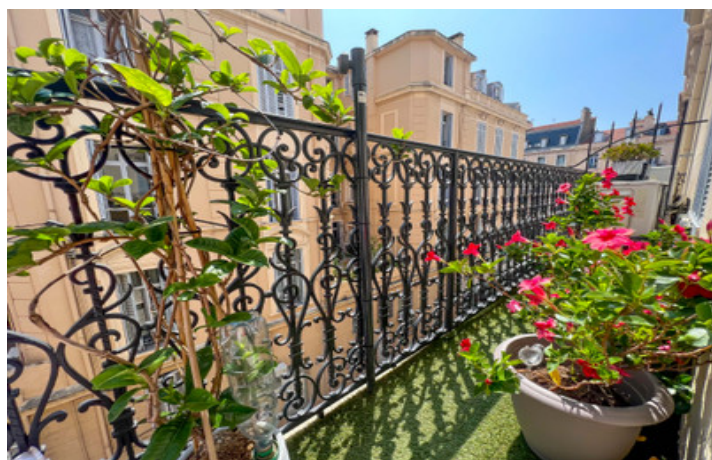


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Cannes centre, in a superb bourgeois building dating from 1890. Beautiful, bright 60 m² flat with high ceilings. It comprises a lovely 24 m² living room opening onto a sunny south-facing balcony, a separate fitted kitchen, a shower room, a separate WC and 2 bright bedrooms. One bedroom is on the south-facing side with a balcony, while the other bedroom opens onto a quiet courtyard with storage space and recently installed, insulating double-glazed windows. An 11 m² cellar is included in the price. It is possible to buy private parking for 20 000€. This colourful flat gives a feeling of a getaway.

This building was completely renovated in 2021, including the facade, roof, insulation, stairwells and plumbing, and the electricity is covered by a ten-year warranty.

Located a few steps from the Palais des Festivals, beaches, train station, rue d'Antibes, shops, beach, transport, schools and secondary school.

Annual charges: €1,100

Property tax: €704

Co-owned building of 25 units

Provisional annual charges: 1100€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 700 EUR

NOTES