LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48927PAK06 Price: 438 000 EUR

agency fees to be paid by the seller

Cannes – Top-Floor Apartment with South-Facing Terrace, 10 Minutes from La Croisette















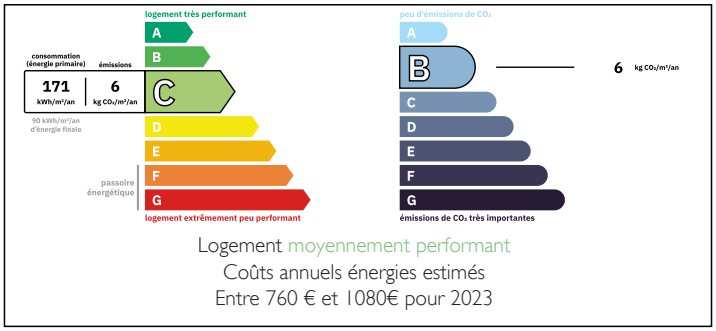
INFORMATION

Town:	Cannes
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	43 m2
Outside Space:	10 m2

IN BRIEF

Just a 10-minute walk from La Croisette, this 43 m² dual-aspect, air-conditioned one-bedroom apartment is located on the top floor with lift access. It features a 10 m² south-facing terrace with open views. Small, secure residence with shops and amenities nearby. Private cellar included, large enclosed underground garage available at an additional cost.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 760 € et 1080€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière: **1100 EUR**

NOTES

DESCRIPTION

Just a 10-minute walk from La Croisette and 15 minutes from the Palais des Festivals, discover this 43 m² apartment, located on the top floor of a small, secure and well-maintained residence with an elevator, built in 1990.

Dual-aspect and air-conditioned, the apartment comprises an entrance hall, a semi-open kitchen overlooking the living room, a spacious bedroom, a bathroom and a separate toilet. Plenty of carefully designed built-in storage provides practical and efficient use of space.

The lovely 10 m² south-facing terrace offers open views and a pleasant outdoor space to enjoy the sunshine.

Its convenient location allows you to enjoy everyday life on foot, with shops, local amenities and medical services just steps away, while benefiting from the pleasant atmosphere of a small residential building.

A private cellar is included. A large, enclosed underground garage is available at an additional cost.

An ideal property for a main residence, a holiday home on the French Riviera or a rental investment.

Co-owned building of 60 units
Provisional annual charges: 1800€

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

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