

**195 000 €**

**For sale apartment**

**2 rooms**

**Surface : 45 m²**

**Surface of the living : 15 m²**

**Year of construction : 1960**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Building condition : good**

**Features :**

double glazing, gated, calm, residential,  
electric shutters, air conditioning

1 bedroom

1 shower

1 parking

1 cellar

#### Legal information

195 000 €

Fees paid by the owner, well  
condominium(57 lots in the condominium),  
annual current expenses 1 656 €  
(138 € 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 2 Le Cannet

Le Cannet Centre – Top floor with south-facing terrace, cellar and parking Located in the heart of Le Cannet, close to the town hall and all amenities, this charming two-room apartment, facing south-north, is on the 4th and top floor of a small, quiet, secure, and well-maintained residence (no elevator). Very bright, it offers a living room opening onto a lovely south-facing terrace with unobstructed views, a bedroom with a closet, and a fitted kitchen with a loggia/scullery. The whole apartment is in good condition, air-conditioned, and has double glazing. Sold with a cellar and private parking. This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 1079 and 1459 € (reference year 2023)  
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