

Téléphone 07 81 23 55 38

www.esterelimmobilier.fr

## 375 000 €

For sale apartment

4 rooms

Surface: 75 m<sup>2</sup>

Surface of the living: 23 m<sup>2</sup> Year of construction: 2003

Exposition : Sud View : Jardin

**Hot w ater** : Individuelle **Standing** : residential

Features:

lift, double glazing, gated, calm, residential, electric blinds, electric shutters

3 bedroom

2 terraces

1 bathroom

1 show er

1 WC

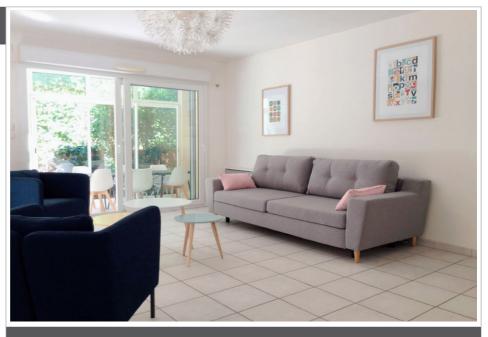
1 garage

1 cellar



375 000 €

Fees paid by the owner, well condominium, annual current expenses 3  $328 \in (277 \in monthly)$ , no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr,



## Apartment 187 Cannes

Cannes, lower Croix des Gardes, in a 2003 residence, real 4 rooms, 3 bedrooms, 72.27 m² Carrez law. Living room of 24 m² facing south and opened by a veranda on the west side. A garden of approximately 180 m² that you can enjoy with your family, a room with bicycles, as well as a closed and secure garage complete this property. Quiet area, 10 minutes from the Midi beach and the center of Cannes. Ideal for family or rental investment, very good profitability possible. Rare in the sector.

Energy class (dpe): D - Emission of greenhouse gases (ges): A
Estimated annual energy between 870 and 1220 € (reference year 2021)

Document non contractuel - 12/05/2025





