

**320 000 €**

**For sale apartment**

**4 rooms**

**Surface : 72 m²**

**Surface of the living : 34 m²**

**Year of construction : 1965**

**Exposition : Sud nord**

**View : Citadine**

**Hot water : Collective**

**Inner condition : good**

**Building condition : good**

**Features :**

double glazing, calm, air conditioning

3 bedroom

1 shower

1 WC

2 cellars



## Apartment 2 Cannes

Cannes – 4-room apartment of 72 m², peaceful, close to amenities and the Stanislas Institute. Spacious living area of 34 m² with open kitchen, 3 bedrooms, shower room, and separate WC. Apartment in good condition, featuring double glazing and air conditioning. Shared parking within the residence. Sold with two cellars. Rare in the area: a genuine 4-room flat with three bedrooms. 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).

### Legal information

320 000 €

Fees paid by the owner, well condominium (25 lots in the condominium), annual current expenses 2 640 € (220 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 1964 and 2658 € (reference year 2023)  
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