

450 000 €

Buying apartment

3 rooms

Surface : 64 m²

Surface of the living : 35 m²

Year of construction : 1973

Exposition : Sud nord

View : Dégagée

Hot water : Collective

Inner condition : Excellent

Standing : Demi-luxe

Building condition : Ravalement fait

Features :

lift, Double vitrage, Résidence sécurisée,

calm, Résidentiel, Stores électriques,

Volets roulants électriques

2 bedroom

2 terraces

1 shower

1 WC

1 garage

1 cellar

Legal information

450 000 € fees included

4,65% VAT of fees paid by the buyer

(430 000 € without fees), well

condominium(186 lots in the

condominium), annual current expenses

3 192 €(266 € monthly), no current

procedure, information on the risks to which

this property is exposed is available on

georisques.gouv.fr,



Apartment 1734 Cannes

In the heart of Lower California, a stunning renovated ground-floor apartment of 72.07 m² living space, north-south facing, T3 layout, with a large 35.36 m² living room featuring a fully equipped designer open kitchen opening onto a large south-facing bay window overlooking the lush garden. Refurbished bathroom, separate toilet, two bedrooms on the north side with a veranda and terrace. Large garden terrace of 27 m² on the south side, landscaped, and a 21 m² terrace on the north side overlooking the green communal areas. Garage and cellar complete the property. Perfect for animal lovers or nature enthusiasts, this home is just right for you. Final deed to be signed by the end of February 2027. Close to shops and beaches. Facade renovation and insulation of the building have been completed.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : B
Document non contractuel - 15/09/2026



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