

254 400 €

Buying apartment

2 rooms

Surface : 54 m²

Surface of the living : 9 m²

Year of construction : 1972

Exposition : Nord

View : Citadine

Hot water : Collectif

Features :

air conditioning, Proximity: Shops and ...

Type of residence: ..., Water distribution:

INDIVIDUAL

1 bedroom

1 terrace

1 bathroom

1 WC

Legal information

254 400 € fees included

6,00% VAT of fees paid by the buyer

(240 000 € without fees), well

condominium (66 lots in the condominium),

annual current expenses 624 €

(52 € monthly), no current procedure,

information on the risks to which this

property is exposed is available on

georisques.gouv.fr.



Apartment 1728 Cannes

Basse Californie, an atypical ground-floor apartment in the immediate vicinity of shops and beaches, with its own private entrance, offers a charming 36 sq m (Carrez Law) but 53.56 sq m of living space, providing significant potential for development. An 8.24 sq m veranda is permitted in addition to the 36 sq m Carrez Law, and there is also a pleasant 36 sq m terrace with great potential. Its unique layout and duplex feel, with two mezzanines—one of 12 sq m (Carrez Law) and the other of 7.50 sq m (Living Space)—give it a distinctive character, perfect as a first home, a pied-à-terre, or even as a rental investment. A property full of personality, just the kind Cannes likes to keep discreetly hidden away. High potential, low maintenance fees.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 580 and 784 € (reference year 2000)
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