

477 000 €

Buying apartment

3 rooms

Surface : 66 m²

Year of construction : 1986

Exposition : Sud ouest

View : Citadine

Hot water : Individuel

Features :

Cave (surf.) : 2, lift, disabled access, air conditioning, Environnement : Proche...,

Type of residence: ..., digicode, Water distribution: INDIVIDUAL, Videophone

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 cellar

Legal information

477 000 € fees included

6,00% VAT of fees paid by the buyer

(450 000 € without fees), well

condominium(62 lots in the condominium),

annual current expenses 2 400 €

(200 € monthly), no current procedure,

information on the risks to which this

property is exposed is available on

georisques.gouv.fr.



Apartment 1714 Cannes

EXCLUSIVE Near Croisette 5 minutes in the heart of Basse Californie in a luxury residence Duplex of 66.29 m² type T3 2nd and 3rd floor each with south and west terrace. Large bright living room independent kitchen and two bedrooms upstairs. Sold with very solvent tenant in place with rent of 1400 ? monthly charges included. Lease until the end of December 2026. Sold with cellar and closed garage double security for garage access.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : C
Estimated annual energy between 900 and 1350 € (reference year 2023)
Document non contractuel - 27/08/2026



Andres Immobilier - 66 Avenue Maréchal Juin - 06400 Cannes

T. 04 93 69 42 56 - P. 07 60 360 900 - contact@andres-immobilier.com - www.andres-immobilier.com

RCS 789 054 376 Cannes - Code NAF 6831Z - SIRET 789 054 376 00015 - Document non contractuel