

699 000 €

## Buying appartement

3 rooms

Surface : 77 m²

Surface of the living : 26 m²

Year of construction : 2002

Exposition : Sud est

View : Verdure

## Features :

Climatisation, Calme et verdoyant,

Transport : Bus, Proximité : Commerces

et..., Type de résidence : ..., Terrain arboré,

Double-vitrage, Porte blindée, Interphone

2 bedroom

1 terrace

1 shower

2 WC

1 garage

1 cellar

## Legal information

699 000 € fees included

6,23% VAT of fees paid by the buyer (664 500 € without fees), well condominium (3 lots in the condominium), annual current expenses 3 600 € (300 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Appartement 1711 Cannes

**EXCLUSIVE** In the prestigious Palm Beach district, within a high-standard residence built in 2004 with a swimming pool, discover this magnificent T3 type apartment on the ground floor bathed in light, facing South-East. This exceptional property comprises a spacious, bright living room opening onto a 38 m² terrace and a private garden of approximately 200 m², ideal for enjoying the French Riviera climate. The separate, fully equipped and functional kitchen offers ample space for both food preparation and entertaining. On the night side, you will find two comfortable bedrooms, each with direct access to the terrace, as well as a shower room and two separate toilets. The residence, secure and perfectly maintained, benefits from a green setting and a superb swimming pool. A basement garage and a cellar complete this rare and privileged gem.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
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