

# French Properties

ONLINE

€630 000

**2 bedroom apartment**  
**Surface :** 68 m<sup>2</sup>  
**Year of construction:** 2012  
**Exposition:** south  
**View :** open  
**Kitchen:** fitted kitchen  
**Hot water:** collective  
**Heating:** individual electric  
**Inner condition:** good

**Features:**

double glazing, calm, shops at walking distance, lift, Not overviewed, pool

2 bedroom  
2 terraces  
1 bathroom  
1 WC  
1 garage

**Energy class (dpe):** B

**Emission of greenhouse gases (ges):** B

Document non contractuel  
24/11/2024 - Prix T.T.C



## Apartment Cannes

CANNES, MAGNIFICENT 2 BEDROOM APARTMENT WITH 2 TERRACES ONLY 2 STEPS FROM THE CITY CENTER IN A VERY MODERN AND POPULAR RESIDENCE. Very nice 3-room apartment of 68m<sup>2</sup> located in a very modern and secure residence with swimming pool and elevator. The apartment has an excellent layout with a living room and a fully equipped American kitchen of 32 m<sup>2</sup> and large bay windows with direct access to the first terrace of 22 m<sup>2</sup>. Two bedrooms sharing a second terrace of 11m<sup>2</sup>. You will also find a bathroom and a separate toilet. A closed garage completes this property. Rue d'Antibes and the Palais des Festivals as well as the Croisette beach are a 15-20 minute walk away. Bus nr 4 (Place Lochabair) next to the residence giving direct access to Cannes train station. Bus (nr81) from Cannes train station to Nice airport terminal 2. Regarding facilities, you will find supermarkets, bakeries and other shops 600m from the residence. Estimated charges: €250/month No procedures in progress. For further information please contact Ms Vanina Magnussen on 065110772. The agency fees included in the price are payable by the purchaser, which reduces his taxable base for acquisition costs without changing the purchase price (it would

