

# French Properties

ONLINE

€477 000

**2 bedroom apartment**  
**Surface :** 63 m<sup>2</sup>  
**Year of construction:** 2012  
**Exposition:** northw est  
**View :** garden  
**Kitchen:** fitted kitchen  
**Hot water:** collective  
**Heating:** individual air conditioning  
**Inner condition:** good  
**Standing:** residential  
**Building condition:** good

**Features:**

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

2 bedroom  
2 terraces  
2 bathrooms  
1 WC  
1 garage

**Energy class (dpe):** C

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

Document non contractuel  
21/11/2024 - Prix T.T.C



## Apartment 806 Cannes

Cannes, stylish three-room apartment with two terraces near the city center. Walking distance to the beach! This well-maintained 63 m<sup>2</sup>, fully airconditioned, apartment is located on the ground floor of a modern and sought-after residence with a swimming pool. The property consists of a living room that opens onto a cosy 7 m<sup>2</sup> terrace, an open, fully equipped kitchen, two bedrooms with wardrobes and en-suite bathrooms, a separate toilet, and plenty of storage space. The bedrooms have direct access to the spacious 19 m<sup>2</sup> terrace. A closed garage with storage space and direct access via an elevator is included with the property. The famous Croisette beach, Antibes Street, and the Festival Palace are all within a 15-20 minute walk. Close to shops and amenities. Bus No. 4, right next to the property, provides easy access to Cannes train station. Bus No. 81 from Cannes station goes to Terminal 2 at Nice Airport. Condominium fees: 241 €/month. Estimated annual energy consumption: 625-845 €.

**Fees and charges :**

**Annual current expenses** 2 892 €

**Well condominium**

