

# French Properties

ONLINE

€398 000

2 bedroom apartment

Surface : 48 m<sup>2</sup>

Surface of the living room: 29 m<sup>2</sup>

Terrace area: 33 m<sup>2</sup>

View : urban

Kitchen: fitted kitchen

Heating: individual air conditioning

Inner condition: excellent

Building condition: good

**Features:**

double glazing, beach w alk, renovated, shops at walking distance, lift, Loggia / Veranda, air conditioning

1 bedroom

1 terrace

1 bathroom

1 WC

Energy class (dpe): C

Emission of greenhouse gases (ges):

Unavailable

Document non contractuel

23/02/2025 - Prix T.T.C



## Apartment Cannes

CANNES – ARRIÈRE CROISSETTE – 2/3-ROOM APARTMENT, 48 M<sup>2</sup> WITH 33 M<sup>2</sup> TERRACE Fall in love with this fully renovated 48 m<sup>2</sup> apartment located just behind the Croisette, featuring a beautiful 33 m<sup>2</sup> terrace. The property includes a bright living room with a modern equipped kitchen, a lovely bedroom, a shower room, a separate toilet, and a 17 m<sup>2</sup> loggia (not included in the official living space), which can be used as a second bedroom or an office. Building with caretaker. Ideally located within walking distance to Rue d'Antibes, schools, and beaches, this apartment is perfect as a rental investment due to its proximity to the Croisette or as a primary residence thanks to its prime location and spacious terrace.

Fees and charges :

Annual current expenses 1 800 €

Well condominium

398 000 € fees included

