



850 000 €

**For sale apartment**

**3 rooms**

**Surface : 77 m²**

**Exposition : Sud**

**View : Mer panoramique**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Features :**

Lift, Double Glazing, Secured residence,  
Calm, Reinforced door, Electric shutters,  
Air conditioning

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 cellar

**Legal information**

850 000 € fees included

3,66% VAT of fees paid by the buyer  
(820 000 € without fees), well  
condominium (30 lots in the condominium),  
annual current expenses 3 000 €  
(250 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 1031 Cannes

For Sale - Sublime 3 Room Apartment in Cannes facing the Palm Beach and Port Canto, come and discover this sublime 77 m² apartment sold furnished. Located in one of the most popular areas of Cannes, with its quality services, this apartment combines refinement, elegance and comfort. Upon arrival, you will be charmed by a spacious entrance hall, equipped with practical storage. The bright living room, open to a modern American kitchen, offers a spectacular view of the sea. The apartment consists of two private suites, each with its own bathroom and shower room, ensuring privacy and comfort. A full guest toilet. The plus: a garage and a cellar for optimal comfort. Ideally located, a stone's throw from the Croisette, beaches, restaurants and shops, you will enjoy an incomparable quality of life in a privileged environment.

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