

**320 000 €**

**For sale apartment**

**2 rooms**

**Surface : 45 m<sup>2</sup>**

**Year of construction : 1955**

**Exposition : Ouest**

**Hot water : Individuelle gaz**

**Features :**

lift, Secured residence, Air conditioning

1 bedroom

1 shower

1 WC

1 cellar



## Apartment 728 Cannes

Cannes Banana Exclusive Near Carlton - 3 mins walk - Agence de Provence presents this 45m<sup>2</sup> apartment located 250m from the Croisette and its beaches. It contains a living room with semi-open kitchen, a bedroom with an ensuite shower room, a separate toilet. West exposure. Gas heating AND reversible air conditioning. Refreshment work to be expected. Ideal for rental investment or pied-à-terre. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

### Legal information

320 000 €

Fees paid by the owner, well condominium (26 lots in the condominium), annual current expenses 1 076 € (90 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 656 and 888 € (reference year 2023)  
Document non contractuel - 12/03/2025



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