

**1 250 € / month**

## Rentals apartment

**3 rooms**

**Surface : 60 m²**

**Hot water :** Individuelle gaz

## Features :

Double Glazing, Secured residence, Calm,  
Reinforced door, Visitor Parking

2 bedroom

1 shower

1 WC

1 garage

1 cellar



## Apartment Cannes

In the Cœur des Camélias residence in Le Cannet, 3-room apartment currently being renovated, 60.17m² composed as follows: – An entrance hall with storage – A fitted kitchen with a 5m² closed loggia – A 16m² living room with access to a 14.50m² loggia with a view of the residence's garden – A first bedroom of 9.91m² with wardrobe – A second bedroom of 10.65m² with loggia access A shower room with storage – A separate toilet A 15m² basement garage and a 4.46m² cellar All the apartment's paintings will be redone for rental at the beginning of June 2025. Rent: €1,250 Charges: €180 (Provisions for: co-ownership charges + heating + household waste tax) Security deposit: €1,070 Agency fees: €780 Rental conditions: Be able to prove 3 times more income than the CC rent Contact Laura: 04.93.42.23.00 Information on the risks to which this property is exposed is available on the Géorisques website ([www.georisques.fr](http://www.georisques.fr))

## Fees and charges

Monthly rent 1 250 € with charges including 180 € provision for charges with annual settlement %} (excluding charges 1 070 €).

780 € VAT of fees paid by the tenant (including 180 € VAT for state of the property), 1 070 € for security deposit, minimum net monthly income required 3 750 €

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
 Estimated annual energy between 913 and 1235 € (reference year 2023)  
 Document non contractuel - 23/05/2025



**Agence de Provence - 6 place de la Foux - 06130 Grasse**

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