

265 000 €

**For sale apartment**

**3 rooms**

**Surface : 69 m²**

**Surface of the living : 19 m²**

**Year of construction : 1960**

**Exposition : Sud ouest**

**View : Citadine**

**Hot water : Individuelle gaz**

**Inner condition : Renovated**

**Standing : Plan amélioré**

**Building condition : Good**

**Features :**

lift, Double Glazing, Secured residence

2 bedroom

2 terraces

1 bathroom

1 WC

1 garage

1 cellar

**Legal information**

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Fees paid by the owner, well condominium (30 lots in the condominium), annual current expenses 1 916 € (160 € 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 3120 Le Cannet

The Agence de Provence offers you for sale exclusively this charming three-room apartment in Le Cannet, Grande-Bretagne sector. Located on a high floor of a small condominium, facing east, south, west, very bright, the apartment consists of an entrance hall with separate toilet, laundry room and cupboards, a living room and a bedroom opening onto the terrace, a bathroom, a new kitchen and a second bedroom with large cupboards overlooking the back. Three rooms that can be transformed into a large two-room apartment. The apartment has been renovated, has a new electric double blind on the terrace, double glazing, the heating and hot water system is individual and gas. Complete this beautiful city apartment, a closed garage of 15 m² and a cellar of 6.5 m². Ideally located, close to all amenities, public transport, schools, high schools. Ideal rental investment for conferences, as it borders Cannes. Contact Mickaël GAUTIER 0768284701 or...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1199 and 1623 € (reference year 2023)  
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**Agence de Provence - 6 place de la Foux - 06130 Grasse**

Tél. +33 (0)4 93 36 07 50 - [Info@agencedeprovence.com](mailto:Info@agencedeprovence.com) - [www.agencedeprovence.com](http://www.agencedeprovence.com)

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