



Immobilier de Qualité

# FRANCO-HOLLANDAISE IMMOBILIÈRE

T. 04 92 90 70 30 | FRANCOHOLLANDAISE.COM | INFO@FRANCOHOLLANDAISE.COM

225 000 €

**Buying apartment**

**2 rooms**

**Surface : 44 m²**

**Surface of the living : 28 m²**

**Year of construction : 2009**

**Exposition : SUD SUD EST**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : Good**

**Standing : Residential**

**Building condition : Good**

**Features :**

Lift, Double Glazing, Secured residence,  
Calm, Residential, Volets roulants,  
Placards aménagés

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

01/06/2025 - Prix T.T.C



## Apartment 4252 Cannes

In the heart of downtown Cannes la Bocca, we offer you a bright 2-room apartment in a recent residence. Its 44m² space is cleverly optimized with a 28m² living room opening onto a beautiful, quiet 15m² terrace facing south-east to benefit from pleasant sunshine. It is located on the first floor of a beautiful residential building from 2009, of good standing. The apartment has a comfortable bedroom, a functional bathroom, a separate toilet, a kitchenette kitchen and plenty of storage space. For your comfort, you will also benefit from private parking, an elevator, a secure residence, double glazing, roller shutters, all in impeccable condition. Possibility of a second parking space in the same residence. An opportunity to seize! Ideal first purchase or rental investment.

**Fees and charges :**

Annual current expenses 1 520 €

Well condominium

14 lots in the condominium 225 000 € fees included



Carte Professionnelle : 0605 2016 000 004 649- RCS : RC 99 B 284

Code NAF : 6831Z - SIRET : 422 580 704 00068