

# Quality

## IMMOBILIER

Tél. 06 12 11 40 25 - Optez pour la qualité - [www.quality-immobilier.com](http://www.quality-immobilier.com)

460 000 €

**For sale apartment**

**3 rooms**

**Surface : 58 m<sup>2</sup>**

**Surface of the living : 20 m<sup>2</sup>**

**Year of construction : 2002**

**Exposition : Sud**

**View : Mer**

**Hot water : Individuelle**

**Inner condition : excellent**

**Standing : luxury**

**Building condition : good**

**Features :**

lift, double glazing, gated, armored door,  
residential, electric shutters, visitor parking

2 bedroom

1 terrace

2 showers

2 WC

1 garage

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

17/05/2025 - Prix T.T.C



### Apartment 634 Cannes

Apartment 2/3 Rooms Seaside Cannes recent luxury residence. This apartment is a delight for those who want to be not immediately by the sea and enjoy the benefits of the Mediterranean, at the foot of their home. It offers: entrance hall, living room, dining room, independent kitchen, a large loggia terrace, (ideal for maintaining privacy, and having lunch sheltered from bad weather), and in front of you the 'big blue'. In the hallway, a separate WC with hand basin, a bedroom with its shower room, and an office or children's room, with another shower room. A cellar and a garage with metal security door. Outdoor parking reserved for the condominium as well as visitor parking. Low charges 150 € / month. Ideal second home.

Fees and charges :

Annual current expenses 1 800 €

Well condominium

460 000 € fees included



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