

### 449 000 €

#### Buying apartment

4 rooms

Surface : 90 m<sup>2</sup>

Exposition : Est ouest

Hot water : Collective

Inner condition : Bon

#### Features :

lift, double glazing, electric shutters, caretaker, Digicode

3 bedroom

2 terraces

1 bathroom

1 shower

1 WC

2 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) :

Coming soon

Document non contractuel

26/12/2024 - Prix T.T.C



### Apartment Le Cannet

For sale, Le Cannet Mairie, comfortable 4-room apartment of 90 m<sup>2</sup> on the 3rd floor of a well-maintained residence under caretaker, with double garage in a row of 27 m<sup>2</sup> in the basement. You will be charmed by its layout, its brightness, its dual aspect (East/West) and its two terraces. No work required, in very good general condition. Sale due to professional transfer. Ideally located in the city center of Le Cannet, shops and services are nearby. The fully air-conditioned apartment consists of: - an entrance with cupboards - a large living room with fitted American kitchen opening onto a 17 m<sup>2</sup> terrace - a master suite with closet and private bathroom - 2 other bedrooms with cupboards opening onto a second terrace of 10 m<sup>2</sup> - a bathroom - a separate toilet The condominium charges of 250 euros / month include cold water, heating and hot water (according to meters) as well as the caretaker. To visit without delay. Rare for sale.

Fees and charges :

Annual current expenses 3 000 €

Well condominium

449 000 € fees included

