

**MAYENT**

Agence immobilière  
Real estate agency

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*Mayent*  
Immobilier Cannes Croisette - 1954

Les plus beaux  
appartements

The most beautiful  
apartments

**375 000 €**

**For sale apartment**

**2 rooms**

**Surface : 40 m²**

**Surface of the living : 33 m²**

**Exposition : Nord**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : residential**

**Features :**

Lift, Double Glazing, Calm, Reinforced door, residential, Electric shutters, Visitor Parking

1 bedroom

1 terrace

1 shower

1 WC

1 cellar

**Legal information**

375 000 € fees included

5,63% VAT of fees paid by the buyer (355 000 € without fees), well condominium (158 lots in the condominium), annual current expenses 1 680 € (140 € 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 4152 Cannes**

Studio/2 rooms for sale in Basse Californie in Cannes. Located in the popular Basse Californie district, close to shops and just minutes from the Croisette, we offer this magnificent studio with sleeping area, fully renovated with great taste. It consists of an entrance hall, living room with fitted American kitchen, a sleeping area with storage, a shower room with laundry room, separate toilet and a balcony enjoying a very pretty view of California. This apartment is located in a pretty, quiet residence. It also benefits from a cellar and secure shared parking. Ideal for a pied-à-terre or an investment

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 360 and 560 € (reference year 2023)  
Document non contractuel - 03/05/2025



**Agence Mayent - 75, La Croisette - 06400 Cannes**

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Carte professionnelle n°CPI 0605 2018 000 033 765 - Préfecture ALPES MARITIMES

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