

399 000 €

**For sale apartment****2 rooms****Surface : 42 m<sup>2</sup>****Exposition : Ouest****Hot water : Collective****Inner condition : good****Features :**

Lift, Secured residence, residential

1 bedroom

1 terrace

1 shower

1 WC

1 cellar



## Apartment 4226 Cannes

We are offering this well-maintained one-bedroom apartment for sale. Perfectly located just behind the Croisette and only a few minutes' walk from Rue d'Antibes, in a highly sought-after luxury residence, it features the following: Entrance hall, living room, separate kitchen, one bedroom, a shower room, and a separate toilet, all opening onto a beautiful west-facing terrace. A cellar completes this apartment, with the option to rent an underground parking space. A must-see soon

**Legal information**

399 000 € fees included

5,00% VAT of fees paid by the buyer (380 000 € without fees), well condominium(362 lots in the condominium), annual current expenses 2 040 € (170 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr),

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
 Estimated annual energy between 819 and 1107 € (reference year 2023)  
 Document non contractuel - 04/02/2026

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