

**MAYENT**

Agence immobilière  
Real estate agency

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*Mayent*  
Immobilier Cannes Croisette - 1954

Les plus beaux  
appartements

The most beautiful  
apartments

**399 000 €**

**For sale apartment**

**2 rooms**

**Surface : 36 m²**

**Surface of the living : 19 m²**

**Exposition : est**

**View : dégagée**

**Hot water : individuelle**

**Inner condition : good**

**Standing : very good**

**Features :**

Lift, Quiet, residential, Vols roulants  
électriques, Electric blinds

**1 bedroom**

**1 shower**

**2 WC**

**1 garage**



### Apartment 4196 Cannes

Located on a high floor in a modern residence ideally situated just steps from the beaches and amenities, this one-bedroom apartment in excellent condition opens onto a lovely terrace that provides a peaceful and sunny setting. Inside, it comprises: an entrance hall, a living room with an open-plan kitchen, a bedroom, a shower room with WC, and a walk-in closet. This apartment enjoys a prime location, allowing you to take full advantage of the many benefits offered by the Palm Beach neighborhood. Rarely available, this apartment also includes a spacious underground garage.

#### Legal information

399 000 € fees included

6,12% VAT of fees paid by the buyer  
(379 000 € without fees), well  
condominium, annual current expenses  
1 044 € (87 € 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) : C - Emission of greenhouse gases (ges) : B  
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Carte professionnelle n°CPI 0605 2018 000 033 765 - Préfecture ALPES MARITIMES

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