

**MAYENT**

Agence immobilière  
Real estate agency

+33 (0)4 93 94 21 54

*Mayent*  
Immobilier Cannes Croisette - 1954

Les plus beaux  
appartements

The most beautiful  
apartments

**699 000 €**

**For sale apartment**

**3 rooms**

**Surface : 74 m²**

**Surface of the living : 21 m²**

**Exposition : Sud ouest**

**View : Mer**

**Hot water : Collective**

**Inner condition : good**

**Features :**

Double Glazing, Secured residence, Calm,  
Reinforced door

2 bedroom

1 terrace

1 shower

1 WC



### Apartment 4121 Cannes

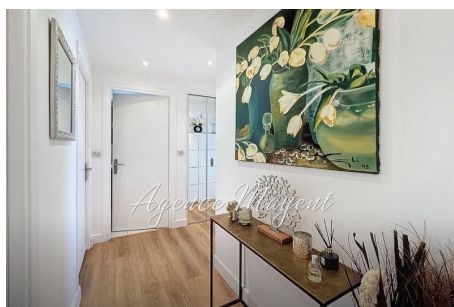
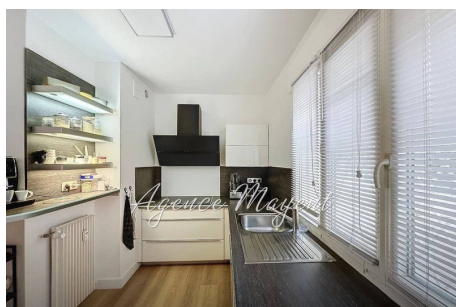
3 Rooms Lower California sea view. In a pretty residence in the popular district of Basse Californie, in a dominant position and close on foot to shops and the Croisette. We offer for sale this beautiful 3-room apartment which consists of: an entrance hall, a living room, a bedroom opening onto a terrace with sea view overlooking the harbor of Cannes, a separate kitchen, a second bedroom with storage, a shower room, a separate toilet. The apartment is in very good condition inside Easy and free parking at the bottom of the residence as it is a private road with no exit.

#### Legal information

699 000 € fees included

5,91% VAT of fees paid by the buyer  
(660 000 € without fees), well  
condominium, annual current expenses  
2 760 € (230 € 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  
Document non contractuel - 03/05/2025



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

Tél. +33 (0)4 93 94 21 54 - [info@agencemayent.com](mailto:info@agencemayent.com) - [www.agencemayent.com](http://www.agencemayent.com) - Real Estate in Cannes

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

SIRET 799 388 590 RCS CANNES - Document non contractuel