



# CHEZ SOI IMMO

transactions immobilières  
www-chez-soi-immo.com

## Price on request

Buying apartment  
3 rooms  
Surface : 75 m<sup>2</sup>

Surface of the living : 26 m<sup>2</sup>  
Year of construction : 1970  
Exposition : Est ouest  
View : Dégagée  
Hot water : Collective  
Inner condition : A refresh  
Standing : Residential  
Building condition : Good

### Features :

Lift, Secured residence, Calm, Electric shutters, Proximité mer

2 bedrooms  
2 terraces  
1 shower  
1 WC  
1 cellar

Energy class (dpe) : F

Emission of greenhouse gases (ges) : G

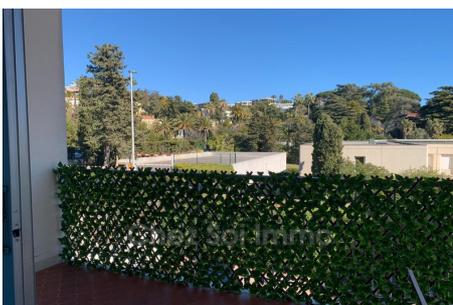
Document non contractuel  
11/07/2025 - Prix T.T.C



## Apartment 405 Cannes

Exclusivity Chez Soi Immo For sale, Cannes Bas de Croix des Gardes, spacious and bright T3 crossing apartment of 75 m<sup>2</sup>, on the second and last floor of a small quiet building, 2 minutes walk from the southern beaches and the Sports beach. It consists of an entrance opening onto a living dining room with its 12 m<sup>2</sup> terrace, a fully equipped and very bright kitchen, a dressing room / office, two bedrooms, one with air conditioning and terrace, a bathroom and a Independent WC. Heating, cold and hot water included in the charges. New electrical panel, East / West exposure Cellar of 10 m<sup>2</sup> Possibility of acquiring a parking space at an additional cost. Bus stop at the foot of the direct Cannes center residence where you can go to the Palais des Festivals, Le Suquet and its famous Forville market. 5 minutes by car are the Stanislas Establishment which welcomes your children from kindergarten to high school, the Noailles media library, the Conservatory of Music and Theater, To visit without delay!!! Although subject to the status of the condominium. Listed price fees charged to the seller. Salesperson to contact: Nathalie 06.68.38.17.96 Fees and charges :

Annual current expenses 3 576 €



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