

199 000 €

**Buying apartment**

**1 room**

**Surface : 28 m²**

**Surface of the living : 17 m²**

**Exposition : Est**

**View : Aperçu mer**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : Residential**

**Building condition : good**

**Features :**

Lift, Double vitrage aluminium, Visiophone, Calm, Fibre optique, Residential, Electric blinds, Electric shutters, sea view , Prox. centre ville

1 terrace

1 shower

1 WC

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

13/01/2025 - Prix T.T.C



## Apartment 497V151A Le Cannet

Mandate &quot;SEA VIEW AND CALIFORNIA/ IDEAL INVESTMENT&quot; Ideally located in a luxury residence &quot;Rue des Michels&quot;, this bright, fully renovated studio of 28.56 m² offers a terrace with a view of the sea and California. It includes an entrance with cupboard, a hallway, a separate toilet, a shower room, and a living room with an open fitted kitchen opening onto the terrace. + Possibility of additionally acquiring a closed box-type garage in the same building for €30,000. Services and equipment: 7m² cellar, aluminum double glazing, electric roller shutters, building with elevator, fiber optics, videophone, residential area. Lake 15 minutes walk by small path Leonardo da Vinci College: 350m (1 minute) bus stop at the end of the road Pharmacy: 1.5 km (3 minutes) E Leclerc: 2.9 km (5 minutes) Montauroux village: 2.1 km (3 minutes) A8 motorway: 9.3 km (10 minutes) Nice Airport: 52 km (57 minutes)

Fees and charges :

Annual current expenses 1 536 €

Well condominium

199 000 € fees included

