

280 000 €

**Buying apartment**

**3 rooms**

**Surface : 67 m²**

**Surface of the living : 22 m²**

**Year of construction : 1989**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Standing : Residential**

**Building condition : good**

**Features :**

Lift, Double vitrage aluminium, Secured residence, Secteur calme, 2 terrasses, Garage fermé de 18,60 m², Electric shutters, Relié a la fibre

2 bedroom

2 terraces

1 shower

1 WC

1 garage

**Energy class (dpe) : C**

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

Document non contractuel

01/07/2025 - Prix T.T.C



## Apartment 497V156A Cannes-la-Bocca

**Mandate 3773 3 ROOMS WITH TERRACES AND GARAGE** Located in a secure residence, in a cul-de-sac, and a stone's throw from the town center and its shops, this beautiful, very bright 3-room apartment of 67.51 m² of living space is on the 3rd floor (with elevator) and benefits from a beautiful view of the hills. It consists of a hall with cupboard, a separate toilet, a shower room, a living room of 22.76 m² opening onto a covered terrace of 7.72 m², a fitted kitchen opening onto a second closed terrace of 6.15 m², two bedrooms with cupboard, a large hallway (convertible into an office). Services and equipment : a large closed garage in the basement (3.75m X 5m), double-glazed aluminum frames, South-East exposure, connected to fiber, electric roller shutters, individual electric heating, electric hot water. Nursery and elementary schools 300 meters away, all shops and services within a radius of 600 meters (Market Square, post office, pharmacy, banks, restaurants, hairdressers, etc.), the future open-air shopping mall of BOCCA CENTRE 450 meters away (delivery is scheduled for spring 2026), and only 900 meters from the beach. Low charges : 178 euros / month (water included)

**Fees and charges :**

