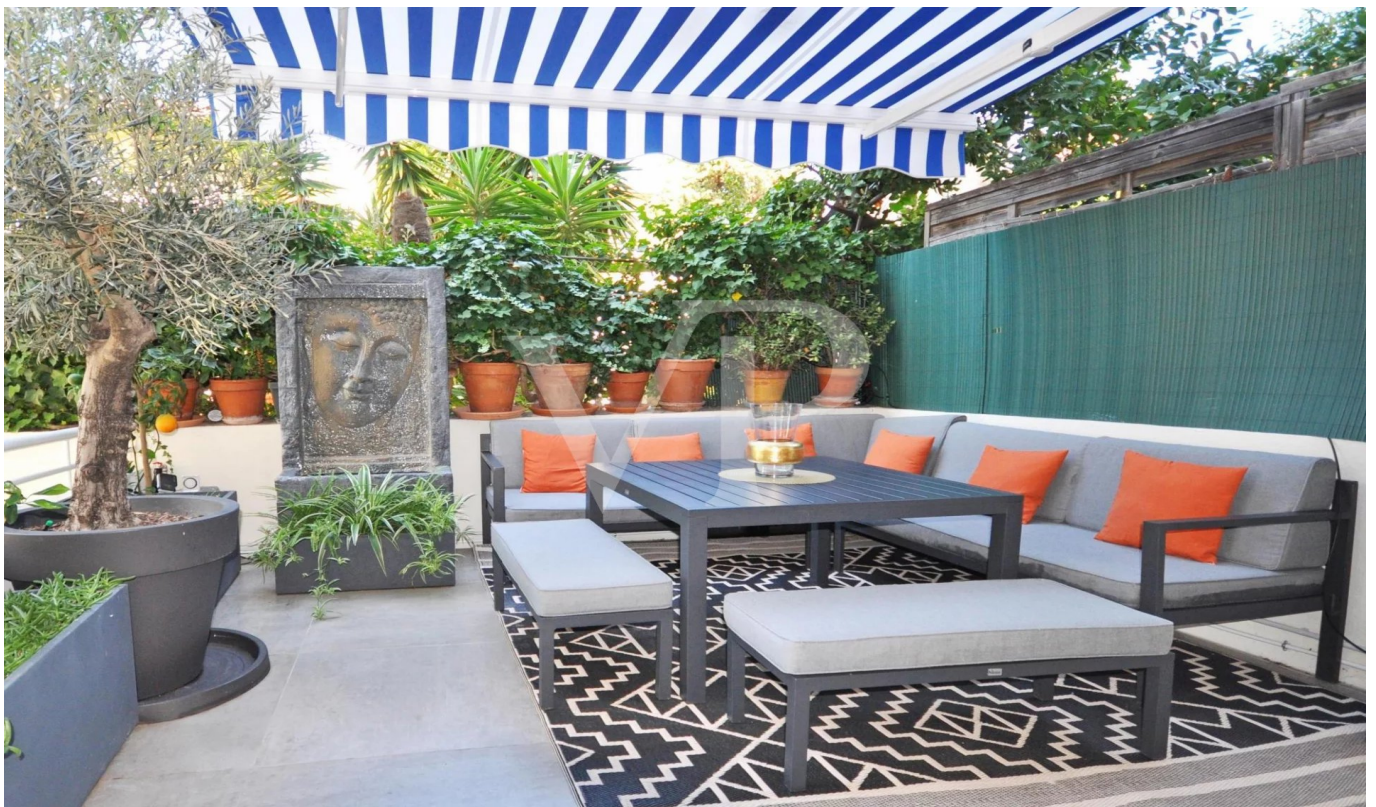


Cannes – Provence-Alpes-Cote d'Azur

# An oasis in the city - renovated 3 bed apartment

Property ID: 83270761



PURCHASE PRICE: 869.000 EUR • LIVING SPACE: ca. 86 m<sup>2</sup> • ROOMS: 4

Property ID: 83270761 - 06400 Cannes – Provence-Alpes-Cote d'Azur

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Property ID: 83270761 - 06400 Cannes – Provence-Alpes-Cote d'Azur

## At a glance

Property ID	83270761	Purchase Price	869.000 EUR
Living Space	ca. 86 m <sup>2</sup>	Total Space	ca. 86 m <sup>2</sup>
Rooms	4	Modernisation / Refurbishment	2022

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## Energy Data

Energy certificate valid until	17.07.2032	Energy Certificate	Energy consumption certificate
Power Source	Electric	Final energy consumption	105 kWh/m²a
		Energy efficiency class	B

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## The property



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## A first impression

A few minutes by foot from the famous Croisette - the perfect pied-à-terre. Stylish three bedroom apartment completely renovated late 2022 to a high standard. It comprises: a spacious entrance hall opening up onto the kitchen and living room, spacious and very private terrace with fountain and a surface of 20 sqm, three bedrooms and bathrooms. Tastefully decorated, the apartment is sold fully furnished and equipped and is perfectly suited as a peid-a-terre or for seasonal / congressional rentals. Ideally located with shops, restaurants and amenities within walking distance. Estimated annual energy expenditure for standard use: between €590 and €860 (subscriptions included). Energy price reference date to establish this estimate: 01/01/2021. Geschätzter jährlicher Energieaufwand für die Standardnutzung: zwischen 590 € und 860 € (einschließlich Abonnements). Energiepreisstichtag für die Erstellung dieser Schätzung: 01.01.2021. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Property ID: 83270761 - 06400 Cannes – Provence-Alpes-Cote d'Azur

## Contact partner

For further information, please contact your contact person:

Martina Aniansson & Marc Sebastian Aniansson

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*To Disclaimer of von Poll Immobilien GmbH*

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