



VENDÔME ESTATE



SOLD - CROISSETTE - 4 ROOMS - TERRASSES - CANNES

rue Pasteur - CANNES

On request

Apartment
82,0 m2
Floor: 2

Rooms: 4
Bedrooms: 2

Bathrooms: 2

SOLD Located 100m from La Croisette, behind the Miramar Palace Hotel, in a modern building on the 2nd floor, with access to a large terrace.

A through apartment offering 82m² (Carrez law surface), featuring a spacious entrance, a living room, a separate kitchen, and 2 bedrooms, each with its own bathroom, and 3 toilets.

A closed veranda that can serve as a third bedroom or an office.

Everything is in perfect condition. Very bright, with west exposure for the living room and east exposure for the bedrooms.

A large garage (at ground level) available for an additional price of €60,000, completes this rare property.

Annual charges: €4,240

Information on the risks to which this property is exposed is available on the Géorisques website:
<https://www.georisques.gouv.fr>









Details

- 1 Entrance 4.66 m²
- 1 Living room 29.53 m²
- 1 Kitchen 6.59 m²
- 1 Bedroom 13.87 m²
- 1 Shower room / toilet 3.64 m²
- 1 Hallway 2.69 m²
- 1 Toilet 1.92 m²
- 1 Bedroom 14.21 m²
- 1 Bathroom / toilet 4.91 m²
- 1 Loggia 10.91 m²
- 1 Terrace 27.21 m²

Additionally

- Built in 1993
- Quiet and bright
- Open sea view
- A through apartment
- Excellent condition
- Hot water: Collective
- Heating: Central, Collective

Legal information

- Energy - Conventional consumption: 163 kWhEP/m².year (C)
- Energy - Estimated emissions: 4 kg CO₂/m².year (A)
- Estimated annual energy costs for the property: €1,036.10 / year
- Charges: €4,240 / year
- Géorisques: Information on the risks to which this property is exposed is available on the Géorisques website
<https://www.georisques.gouv.fr> [1]

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Liens

[1] <https://www.georisques.gouv.fr>