

172 000 €

For sale apartment

2 rooms

Surface : 61 m<sup>2</sup>

Surface of the living : 14 m<sup>2</sup>

Exposition : Est ouest

View : Jardin

Hot water : Individuelle électrique

Inner condition : a refresh

Building condition : good

Features :

double glazing, calm

1 bedroom

1 terrace

1 bathroom

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

25/04/2025 - Prix T.T.C



## Apartment 184 Cannes

Ah, Le Petit Juas in Cannes, a place with soul! Imagine a two-room duplex apartment nestled in a street house full of character. It's the kind of place unlike any other, with its unique character that adds to its charm. You enter and discover an optimized space. On paper, it's 37 m<sup>2</sup> (Carrez law), but in reality, you'll enjoy 61 m<sup>2</sup> of usable space! Plenty of space to spread out, right? And then, the surprise: a large 16 m<sup>2</sup> veranda terrace. Imagine sunny lunches, balmy evenings... It's a real additional living space, protected from the elements for year-round enjoyment. A very deep garage awaits you. Okay, it's more for a small city car, but what a luxury to have a storage space and be able to park bicycles, motorcycles and beach gear there!!!

Fees and charges :

Well condominium

4 lots in the condominium 172 000 € fees included

