

# AGENCE COURRIN

FONDÉE EN 1913

[www.agencecourrin.fr](http://www.agencecourrin.fr)

520 000 €

For sale house

5 rooms

Surface : 110 m<sup>2</sup>

Surface of the land : 987 m<sup>2</sup>

Year of construction : 1948

Hot water : Gaz

Inner condition : good

External condition : good

Features :

Fond d'impassé, Terrain 987 m<sup>2</sup>, Terrasse couverte, Bedroom on ground floor, double glazing

3 bedroom

1 terrace

2 bathrooms

2 WC

2 parkings

Legal information

520 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House 1620 Cannes

Located in Cannes la Bocca, at the end of a quiet dead-end street and within immediate walking distance of schools and shops, this charming detached house offers 110m<sup>2</sup> of living space with 5 rooms. The ground floor includes a living room, separate kitchen, two bedrooms, a shower room, and a toilet. Upstairs, accessed independently, there is a living room with balcony, separate kitchen, bedroom with balcony, shower room, and toilet. The property comes with an adjacent 987m<sup>2</sup> plot featuring a terrace area (both open and covered), a garden, storage space, and parking. In very good structural condition, this traditional masonry house has an energy rating of D. This home is offered exclusively by your ORPI real estate agency.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D

Estimated annual energy between 2030 and 2810 € (reference year 2021)

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