

Price on request

Contact agency

Scandimmo

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For sale apartment

3 rooms

Exposition : Sud

View : Jardin

Inner condition : excellent

Features :

CALM, Walking distance to shops, AIR
CONDITIONING

2 bedroom

1 terrace

2 bathrooms

3 WC

1 parking

Document non contractuel

11/10/2025 - Prix T.T.C



Apartment Cannes

Like a house right in the heart of Cannes: Bourgeois / Art Deco apartment with private garden Discreetly tucked away at the end of a private lane and surrounded by greenery, this refined apartment of approximately 90 m² combines the elegance of a bourgeois / Art Deco residence with the charm and intimacy of a private townhouse. Just a 5-minute stroll from Rue d'Antibes, the Croisette, and the beaches, it offers the rare privilege of both tranquility and proximity to the best of Cannes — its luxury boutiques, vibrant cafés, fine dining, and the world-famous Palais des Festivals. Beautifully renovated in 2021 with taste and high-quality finishes, the apartment features a spacious living room, a semi-open fully equipped kitchen with city gas, and a dining area opening onto a beautiful terrace. The night area offers two comfortable bedrooms, including a master suite with its own bathroom and WC, an additional shower room with WC, and a guest toilet. A large storage area completes the property. Fully air-conditioned, the property ensures year-round comfort. Outdoors, a private 40 m² landscaped garden and a 12 m² terrace provide a serene retreat, perfect for entertaining or enjoying the southern exposure. A rare advantage in central Cannes: private parking directly within the garden. Prime Location: • 5 minutes' walk to La Croisette, Rue d'Antibes, and Cannes train station • 10 minutes' walk to the Palais des Festivals • 25 minutes' drive to Nice International Airport, also accessible by direct train. This



have been the same if fees were charged to the seller, but acquisition costs would have been higher). Sale price including agency fees: €749,500 Net seller price: €713,824 Agency fees payable by the buyer: €35,676 (including 20% VAT). "The information on risks related to this property is available on the Géorisques website: www.georisques.gouv.fr." Warning: We regularly renew our listings to keep them highly visible. This means that the reference number may change. The information

provided regarding the rental potential is for indicative purposes only. The agency cannot be held responsible for any legislative or regulatory changes affecting short-term rental conditions.

Fees and charges :