

**Price on request**

**Contact agency**

**Scandimmo**

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**For sale apartment**

**3 rooms**

**Surface : 70 m²**

**Surface of the living : 33 m²**

**Exposition : Sud ouest**

**View : Citadine**

**Hot water : Individuelle**

**Inner condition : excellent**

**Features :**

double glazing, Beach walk, CALM,  
Walking distance to shops, fireplace, AIR  
CONDITIONING

2 bedroom

2 bathrooms

2 WC

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

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



### Apartment 911 Cannes

Elegant fully furnished apartment with high rental potential ideally located in the heart of Cannes. This turnkey property is nestled on the third and top floor, without a lift, of a charming and well-maintained traditional Cannes building, right in the heart of all amenities the city has to offer (beaches, restaurants, Palais des Festivals, port, supermarkets, transport, etc.). The apartment offers a bright living area with beautiful high ceilings and a fully equipped open-plan kitchen. It includes two comfortable bedrooms, one with its own en-suite bathroom and toilet. A second shower room with toilet, a small office room currently used as an additional sleeping area, and a laundry room complete this functional and welcoming layout. Thanks to its prime location – just a few steps from the Old Port, Forville Market, the beaches and the Palais des Festivals – this property represents an excellent investment opportunity, ideal both as a quality pied-à-terre and for seasonal rentals in the heart of Cannes. Its features and location also make it perfectly suited to business clients attending the many conferences and events held throughout the year. In terms of transport, both the bus and train stations are located about 10 minutes away on foot, providing direct access to Nice Airport in just 30 minutes, as well as to Antibes city center, Juan-les-Pins, La Napoule, Nice, Cagnes-sur-Mer, Menton, and many other destinations along the French Riviera. A rare opportunity with no renovation work required in one of



20% VAT). 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). Disclaimer: Our listings are regularly renewed to ensure maximum visibility. This means that the reference number may change. The information provided regarding the rental potential is given for indicative purposes only. The agency cannot be held responsible for any legislative or regulatory changes that may affect the conditions of short-term

rentals.

Fees and charges :

Annual current expenses 1 440 €

Well condominium