

578 000 €

Contact agency

Scandimmo

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For sale apartment

4 rooms

Surface : 70 m²

Exposition : Sud

View : Aperçu mer

Hot water : Individuelle électrique

Inner condition : excellent

Standing : luxury

Building condition : GOOD

Features :

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

3 bedroom

1 terrace

1 bathroom

2 showers

3 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

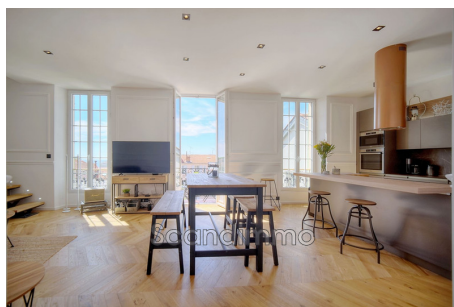
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09/05/2024 - Prix T.T.C



Apartment 709 Cannes

MAGNIFICENT DUPLEX NEAR THE PALAIS DES FESTIVALS AND THE BEACHES OF CANNES. PERFECT AS A RENTAL INVESTMENT OR SECONDARY RESIDENCE. Duplex of 70m² (+ 49m² excluding Carrez) located in a very quiet street in the Petit Juas district, less than 10 minutes walk from the beaches and Suquet with its restaurants and shops, and 15 minutes walk from the Palais des Festivals, This very bright duplex is sold fully furnished and consists of a living room opening onto a balcony offering a beautiful view of the sea and the city, an fully equipped open kitchen, two bedrooms each with its own shower room and WC. The high ceiling gives even more grandeur to the apartment. Upstairs is the master bedroom with its bathroom, toilet and plenty of storage space. This apartment has been completely renovated (electricity and piping included) with high-end materials and it will seduce you with its charm and its ideal location to discover everything that the city of Cannes has to offer: 700 meters from Forville market. 800m from the beach. 400m from shops (bakery, pharmacy and mini Casino). 400 m from several cafes and restaurants such as Sushi, Hamburgers, Pizza. 200 m further and you reach Le Suquet with all its restaurants and the old town/castle. Close to the magnificent Croix des Gardes park with its running/walking track. Proximity to the Institut Stanislas school. This "ready to move in" property is ideal as a second home and rental investment (near the Palais des



578 000 € agency fees 4,76% a the responsibility of the buyer included