

## Price on request

### Contact agency

**Villa Francia Immobilier**

33 avenue Wester Wemyss

06150 Cannes

04 93 48 21 84 / info@villa-francia-immobilier.com

### For sale apartment

**4 rooms**

**Surface : 120 m²**

**Surface of the living : 53 m²**

**Year of construction : 1900**

**Exposition : Sud**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : a refresh**

**Standing : bourgeois**

**Building condition : GOOD**

### Features :

lift, double glazing, CALM, loggia, electric shutters, Airconditioning

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel



## Apartment 1 Cannes

Cannes – City Center: Stunning Cathedral Loft on the Top Floor. In a historic building with an elevator, right in the heart of Cannes, discover this 120m² loft on the top floor, flooded with natural light. You will be immediately captivated by the cathedral living room, its central fireplace, exposed beams, and generous space. Two beautiful bedrooms each with their own bathroom, and a third bedroom on a mezzanine that leads to a magnificent open-air solarium. Quiet, charm, and character are all guaranteed. Sold with a large cellar. Garage available as an option at the foot of the building. A unique property, perfect as a primary or second home, seasonal rental investment, or for a liberal profession. (This apartment has undergone virtual home staging to help you better appreciate its space and potential). This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request). This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

Fees and charges :

Annual current expenses 2 820 €

Well condominium

