

## Price on request

**Contact agency**  
L'Opportunité Immobilière

8 avenue Marie France

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### 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 2 Cannes

In an old building with an elevator, right in the heart of Cannes, discover this 120m² loft on the top floor, flooded with natural light. You will immediately be charmed by the cathedral-style living room, its central fireplace, exposed beams, and generous space. Two beautiful bedrooms each with their own bathroom, and a third bedroom on the mezzanine with access to a magnificent open-air solarium. Peaceful, charming, and full of character. Sold with a large cellar. Garage available optionally at the foot of the building. A unique property, perfect as a main or secondary residence, seasonal rental investment, or for a liberal profession. (This apartment has been virtually staged 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). Fees and charges :

Annual current expenses 2 820 €

Well condominium

15 lots in the condominium

