

529 000 €

Contact agency

Agence BBii

30 rue Mgr A. Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

For sale apartment

5 rooms

Surface : 157 m²

Surface of the living : 50 m²

Year of construction : 1973

View : Citadine

Hot water : Collective

Inner condition : NEW

Standing : residential

Building condition : GOOD

Features :

lift, CALM, AIR CONDITIONING, gated

3 bedroom

3 showers

3 WC

2 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

14/06/2025 - Prix T.T.C



### Apartment 8780/1 Le Cannet

LE CANNET : Great Britain area....RARE product! LOFT of approximately 157 m² with GARAGE A gem in its 157 m² loft setting close to major roads, but also 8 minutes from the Croisette, the prestigious Palais des Festivals and the Carré d'Or with all its luxury boutiques... This tastefully designed and furnished, very refined, split-level loft offers you a luxurious, modern and refined experience with large living spaces: - A 48 m² living room opening onto its fully equipped American kitchen, visually an XXL TV screen which sits in the 32 square meter living room... - A first spacious 15 m² black marble bedroom with its shower room and WC... - Another bedroom of 11 m² also with its Italian hydromassage shower, bathtub and toilet. - To top it all off, a 31 m² master suite with its dressing room, its bathroom comprising an Italian shower, superb double-sized bathtub (face to face), WC. - A 9 m² soundproofed room that could potentially be used as an office, gym, or other... - At the entrance, a separate toilet reserved exclusively for guests, and for pleasure, a 12m² relaxation area, truly cozy jungle-style with its jacuzzi and sauna awaits you to bring you comfort after a long day... Ideal as a primary or secondary residence and possibly, in compliance with the building charter, as a rental investment for holiday rentals, this property has air conditioning, 2 safes integrated into the walls, alarm, secure door, cameras, all rooms are directly connected to the Internet with USB wall outlets, home automation equipment. Garage included and possibility of



Fees and charges :

Annual current expenses 5 148 €

Well condominium

529 000 € fees included