

**529 000 €**

**Contact agency**

**Agence BBii**

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**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 8780/2 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, a safe integrated into the walls, an alarm, a secure door, cameras, all rooms are directly connected to the Internet with USB wall outlets, and home automation equipment. Garage included and



**Fees and charges :**

**Annual current expenses 5 148 €**

Well condominium

529 000 € fees included