

Price on request

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

14/08/2025 - Prix T.T.C



Apartment 8780/2 Le Cannet

LE CANNET: Grande Bretagne Area ...RARE Opportunity! LOFT of approximately 157 m² with GARAGE Agem nestled in its setting, a 157 m² loft close to major roads, yet only 8 minutes from La Croisette, the prestigious Palais des Festivals, and the Carré d'Or with all its luxury boutiques... This loft in a souplex style, designed and furnished with taste and a very minimalist approach, offers you luxurious, modern, and refined living spaces featuring generous areas: - A 48 m² living room open to a fully equipped open-plan kitchen, with an XXL TV screen visible in the 32 m² lounge area... - A first spacious bedroom of 15 m² with black marble, including a shower room and toilet... - Another 11 m² bedroom also equipped with a hydromassage Italian shower, bathtub, and toilet. - To top it all off, a 31 m² master suite with a dressing room, bathroom featuring an Italian shower, a stunning double bathtub (face to face), and toilet. - A 9 m² soundproofed room that could be used as an office, gym, or other purposes... - At the entrance, a separate guest toilet exclusively for visitors, and for your enjoyment, a cozy 12 m² jungle-style relaxation area with a jacuzzi and sauna awaits to bring you comfort after a long day... Ideal as a primary or secondary residence, and potentially, respecting the building's guidelines, as a rental investment for vacation stays, this property includes air conditioning, wall-built safes, alarm system, secure door, cameras, all rooms directly connected to the Internet with wall USB outlets, and



Fees and charges :

Annual current expenses 5 148 €

Well condominium