

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

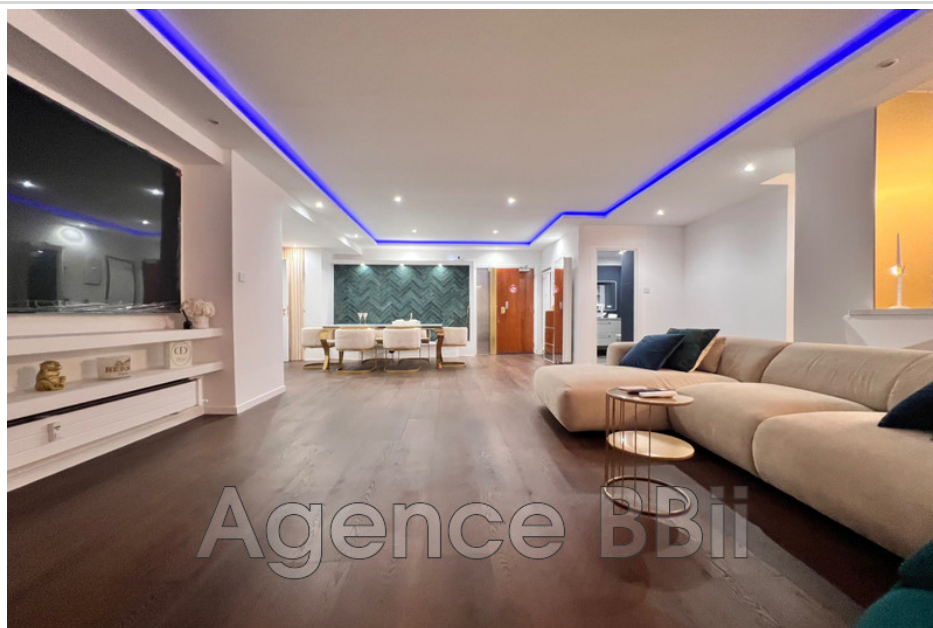
2 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

03/10/2025 - Prix T.T.C



Apartment 8780/3 Le Cannet

LE CANNET: Grande Bretagne Area ... RARE Opportunity! Loft of approximately 157 m² with GARAGE Agem in its setting, a 157 m² loft close to major roads, but also just 8 minutes from La Croisette, the prestigious Palais des Festivals, and the Golden Square with all its luxury shops... This loft set on a lower ground floor, designed and furnished with taste and minimalism, offers you a luxurious, modern, and refined living experience with spacious areas: - A 48 m² living room open to a fully equipped American kitchen, complemented by an XXL TV screen located in the 32 m² lounge... - A first spacious bedroom of 15 m² with black marble, including a shower room and toilet... - Another 11 m² bedroom also featuring a hydromassage Italian shower, bathtub, and toilet. - To top it all off, a 31 m² master suite with a dressing room, a bathroom equipped with an Italian shower, a stunning double bathtub (face to face), and a toilet. - A 9 m² soundproofed room that can potentially serve as an office, gym, or other space... - At the entrance, a separate guest toilet, and for your pleasure, a cozy 12 m² relaxation area designed like a jungle, complete with a jacuzzi and sauna to provide comfort after a long day... Ideal as a main or second residence and potentially, in compliance with the building regulations, as a rental investment for holiday lets, this property includes air conditioning, wall-integrated safes, alarm system, secure door, cameras; all rooms are directly connected to the Internet with



maintenance) Property part of a co-ownership. BBii Agency - 04 97 22 24 83 - 06 02 66 80 00

Fees and charges :

Annual current expenses 5 148 €

Well condominium