

## Price on request

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

09/01/2026 - Prix T.T.C



## Apartment 8780/4 Le Cannet

LE CANNET: Grande Bretagne Area ... RARE Opportunity! Loft of approximately 157 m² with GARAGE Agem within its setting, a 157 m² loft close to major roads, and just 8 minutes from La Croisette, the prestigious Palais des Festivals, and the Golden Square with all its luxury shops... This loft is a tastefully designed and furnished basement apartment, very sleek, offering luxurious, modern, and refined features with spacious living areas: - A 48 m² living room open to a fully equipped American kitchen, featuring an XXL TV screen located in the 32 m² lounge... - A first spacious black marble bedroom of 15 m² with its own shower room and WC... - Another 11 m² bedroom, which also includes a hydromassage Italian shower, bathtub, and WC. - To top it all off, a 31 m² master suite with a walk-in closet, bathroom with an Italian shower, a stunning double facing bathtub, and WC. - A soundproof 9 m² room that can potentially be used as an office, gym, or other space... - At the entrance, a separate WC exclusively for guests, and for relaxation, a cozy 12 m² jungle-style area with a jacuzzi and sauna awaits to comfort you after a long day... Perfect as a primary or secondary residence and, subject to the building's charter, suitable for rental investment including holiday rentals. This property includes air conditioning, built-in wall safes, alarm system, secure door, cameras, and all rooms are directly connected to the Internet with wall-mounted USB outlets, smart home equipment. Garage included, with the option of a



Fees and charges :

Annual current expenses 5 148 €

Well condominium

[www.annoncefrance.immo](http://www.annoncefrance.immo)