

## Price on request

Contact agency

**MK IMMOBILIER**

165 Avenue de Nice

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For sale house

4 rooms

Surface : 104 m²

Surface of the living : 16 m²

Year of construction : 1900

Exposition : Plein sud

View : Panoramique

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

double glazing, CALM

2 bedroom

1 terrace

2 showers

3 WC

1 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel

19/09/2025 - Prix T.T.C



## House 600 Le Cannet

Village house with panoramic sea view – Le Cannet, rue Saint-Sauveur Potential to divide into 4 apartments + 1 commercial space, a major advantage for a sought-after rental investment. Located in one of Le Cannet's most iconic streets, with preserved Provençal charm, discover this unique townhouse spread over four levels, entirely redesigned to combine modern comfort, character, and investment potential. Upon entering, the ground floor features a spacious 20.79 m² garage, equipped with an automated door and an electric vehicle charging station. A mezzanine serving as a cellar completes this level. This rare space in the city center can be kept as private parking or converted into a commercial unit for a business project. On the first floor, you'll find a first bedroom measuring 16.41 m², with built-in storage and a private 3 m² shower room. The second floor reveals a second bedroom of 17.13 m² with its own bathroom and a small balcony offering a poetic view over the rooftops of Cannes and the sea. On the third floor, the focus is on conviviality: an elegant, fully equipped 18.77 m² kitchen, bathed in natural light thanks to a large bay window overlooking an exceptional panorama extending to the Lérins Islands. A utility room with a toilet and storage completes this practical level. Finally, the top floor unveils a cozy 16.39 m² living room opening onto an 8 m² terrace in a commanding position. Completely private, here you'll enjoy a breathtaking sea view embracing the entire bay of Cannes up to the mountains.

