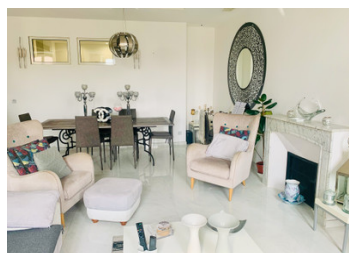
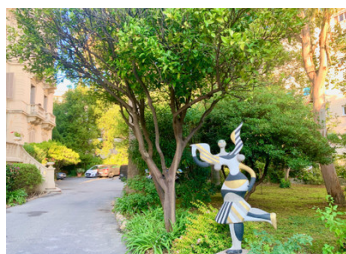


Superb apartment in the centre of Cannes with private parking in a building dating from 1870.



INFORMATION

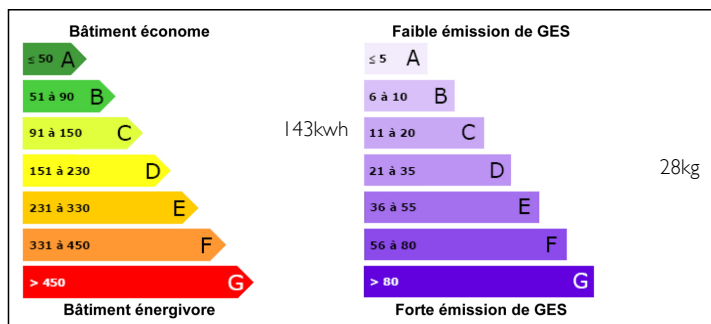
Town:	Cannes
Department:	Alpes-Maritimes
Bed:	4
Bath:	4
Floor:	160 m2
Plot Size:	0 m2



IN BRIEF

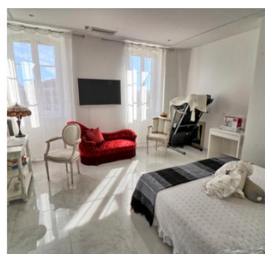
Cannes centre, a superb 160sqm 4 bedroom apartment completely renovated in a bourgeois building from 1870 with a private parking space and a cellar.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Cannes centre, a superb 160sqm apartment on the top floor, ideally located a few minutes walk from the Rue d'Antibes, the Croisette and the beaches.

This fully renovated apartment consists of a beautiful bright living room / dining room with an open and equipped kitchen. A master bedroom of 45sqm with a bathroom and a shower, 3 other bedrooms 2 with en-suite shower room.

South facing, the apartment is fully air conditioned.

Located in a bourgeois building from 1870 of 19 apartments with a private parking and a cellar, this large apartment is a perfect family home and also offer an excellent potential investment. It is currently rented out every year during important events in Cannes, such as the Film Festival.

The charges are 450 € monthly including water and heating.

A must see quality property ideally located.

Co-owned building of 59 units
Provisional annual charges: 4500€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1 600 EUR

NOTES