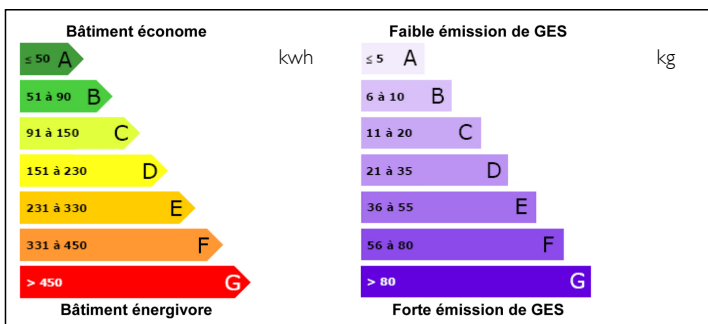


Cannes centre, charming, light-filled 80m2 duplex located by rue d'Antibes and a few minutes walk to the sea.



ENERGY - DPE



INFORMATION

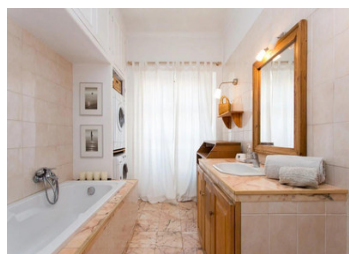
Town:	Cannes
Department:	Alpes-Maritimes
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	0 m2

IN BRIEF

Discover this Bright 80m2 Duplex in the heart of Cannes Banane, just steps away from the famous Rue d'Antibes and minutes from the beach. This charming duplex, nestled on the top floor (3rd floor) and offering approximately 100m2 of total space, invites you to an urban and elegant lifestyle. On the first level, you'll be greeted by a spacious living room bathed in natural light, complemented by a fireplace for cozy evenings. A separate kitchen, a master bedroom, a service bedroom, a bathroom, and a separate toilet complete this space with a touch of refinement. On the second level, a spacious bedroom and a separate toilet add to the functionality and comfort of this apartment. Located on a street parallel to the bustling Rue d'Antibes, this building enjoys an ideal location, with an abundance of restaurants and shops right at your doorstep. Additionally, the beach is only 500 meters away, the Palais des Festivals...

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

This charming duplex apartment, perched at the top (3rd floor) and offering almost 100m² of living space, symbolises a refined, urban lifestyle. At the heart of France's splendid Côte d'Azur, Cannes is much more than just a holiday destination. Rather, it embodies the Mediterranean dream, with its timeless glamour, pristine beaches and enchanting atmosphere. Every year, the city attracts visitors from all over the world for its legendary Cannes Film Festival, as well as its many international conferences and events. With its seductive blend of luxury, culture and history, Cannes offers an incomparable quality of life and dynamic energy, making it a must-see destination for residents and investors from all over the world.

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

NOTES