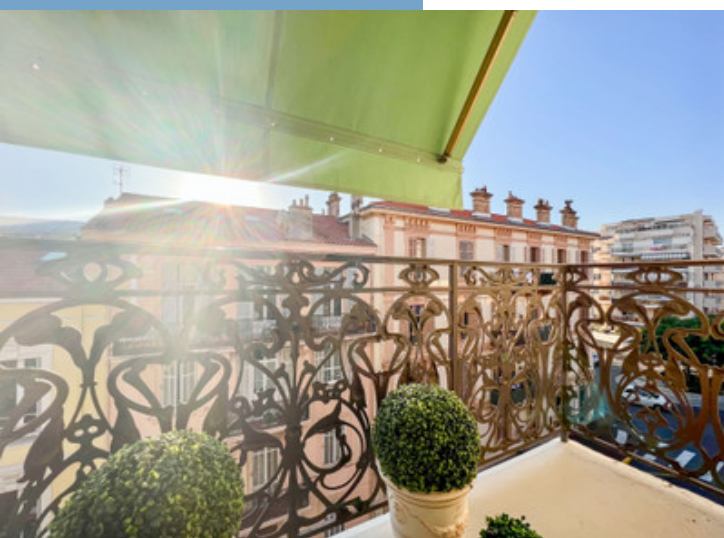




CANNES CENTRE; SUPERB FULLY RENOVATED  
3-ROOM APARTMENT A FEW MINUTES FROM  
THE BEACHES AND THE CROISSETTE.

CANNES CENTRE; SUPERB  
FULLY RENOVATED  
3-ROOM APARTMENT A  
FEW MINUTES FROM THE  
BEACHES AND THE  
CROISE...



PROPERTY FACT FILE	
REFERENCE	A24835SST06
PRICE	€ 505,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	2
BATHROOM	1
ACCOMMODATION	87 m <sup>2</sup>
LAND	2 m <sup>2</sup>
TOWN	Cannes
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	
FEATURES	High speed internet, Close to golf course, Close to the coast
<small>*Price based on current exchange rate which is subject to change</small>	





- Superb 87 sqm renovated apartment
- Walking distance from the beach
- Quiet area
- Bright
- Cellar

CANNES CENTRE; SUPERB  
FULLY RENOVATED  
3-ROOM APARTMENT A  
FEW MINUTES FROM THE  
BEACHES AND THE  
CROISE...

Ref : A24835SST06

Cannes centre, a superbly renovated and bright 87m2 3-room apartment in a beautiful building on the 3rd floor. Located just a few minutes from the Croisette, beaches and the rue d'Antibes.

## DESCRIPTIF

This 87sqm apartment was renovated in 2022 with quality materials and is ideally located within walking distance of the beaches, the Croisette, shops, transport links and Cannes train station.

It consists of an entrance hall, a large, bright living room, two bedrooms, an office area with cupboards, a spacious separate kitchen, a very spacious shower room with WC, a storeroom and a utility room. A large cellar completes the property. An ideal location!

Hall 6.96m2

Cloakroom 4.25m2

Bedroom 15.10m2

Living room 17.55m2

Bedroom 2 12.62m2

Dressing 2m2

Kitchen 10.08m2

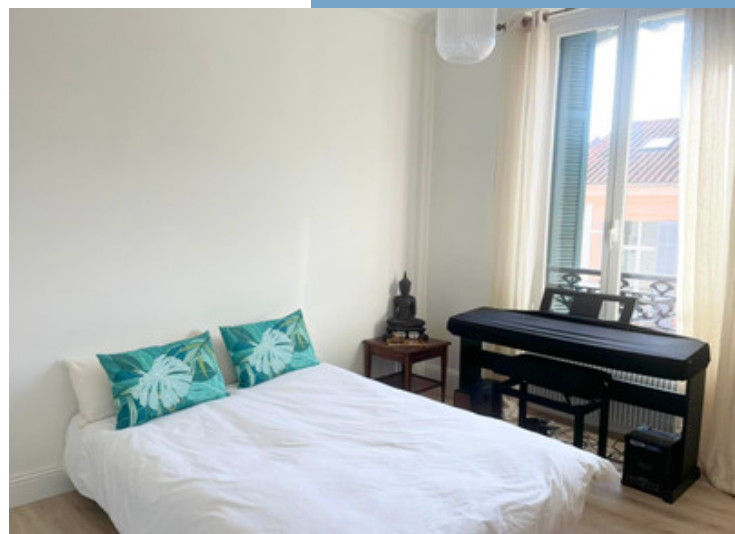
Office 5.13m2

Bathroom 8.13m2

Utility room 1.90m2

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



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A24835SST06>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

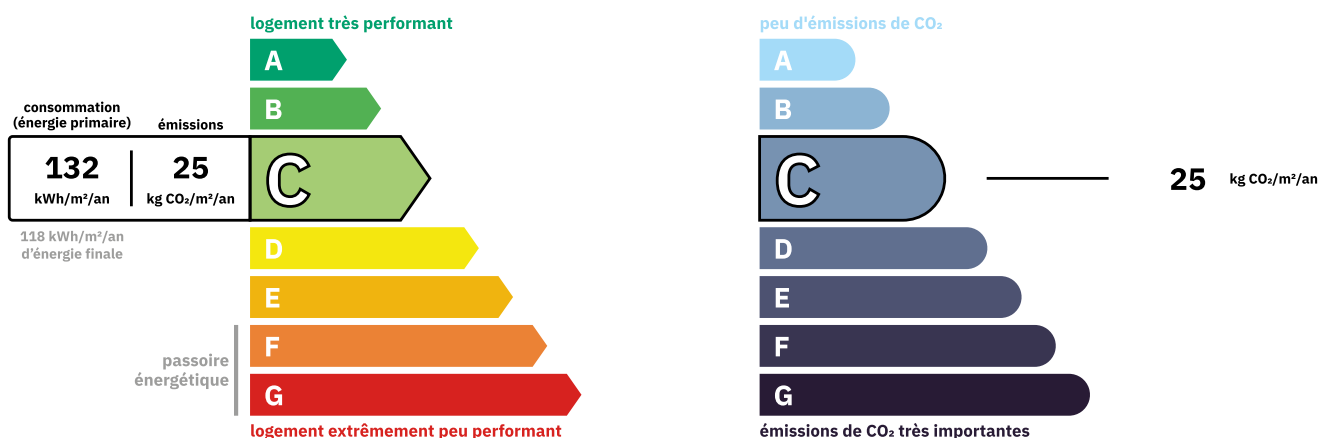
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

CANNES CENTRE; SUPERB  
FULLY RENOVATED 3-ROOM  
APARTMENT A FEW MINUTES  
FROM THE BEACHES AND THE  
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Ref : A24835SST06

## ENERGIE-DPE

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



Property Moderately efficient  
Estimated annual energy costs  
between 947 € and 1281 € for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A24835SST06  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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