



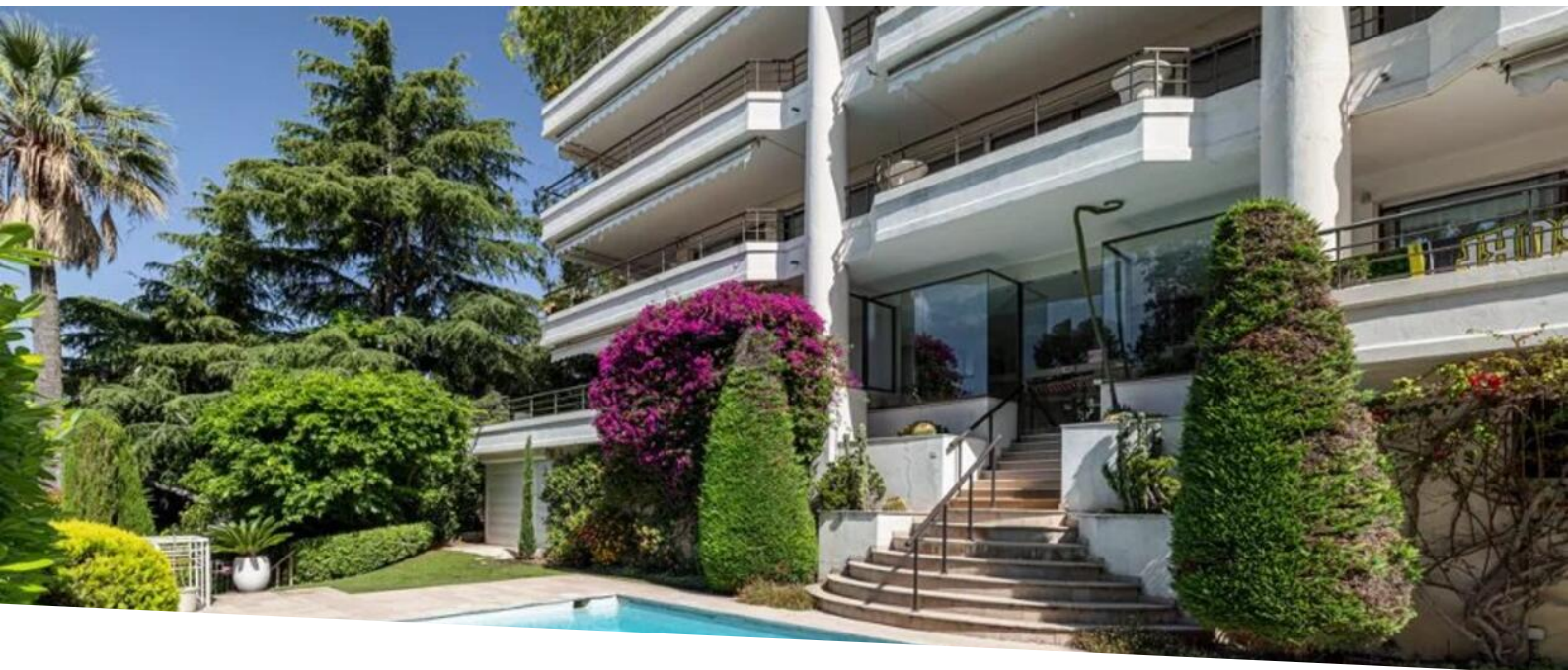
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REAL ESTATE

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Cannes Basse Californie - Exceptional apartment - 250 m² with pa

For sale

2 350 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> +5 rooms	<i>City</i> Cannes	<i>Country</i> France
<i>Living area</i> 250 m²	<i>Terrace area</i> 119 m²	<i>Total area</i> 369 m²	<i>Bedrooms</i> 4
<i>Bathrooms</i> 4	<i>Box</i> 2	<i>View</i> Unobstructed view	<i>Exposure</i> South
<i>Ref.</i> 85767978			

Located in one of Cannes' most sought-after districts, this 250 m² apartment (215 m² Loi Carrez) occupies the entire second floor of a luxury residence with swimming pool, comprising just 9 apartments. Nestled in absolute calm, it's just a 10-minute walk from Rue d'Antibes and the beaches.

This rare property boasts impressive volumes, with a living room of almost 100 m², a separate, fully-equipped kitchen, four bedrooms, each with its own bathroom or shower room, and 5 WCs (one separate). A storeroom completes the ensemble.

A large 119 m² terrace on the periphery, mainly south-facing, offers unobstructed sea views and exceptional luminosity.

Great potential for renovation and/or division.



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The apartment is sold with two basement garages.

Fees payable by the vendor

Information on the risks to which this property is exposed is available on the G orisques website georisques.gouv.fr



