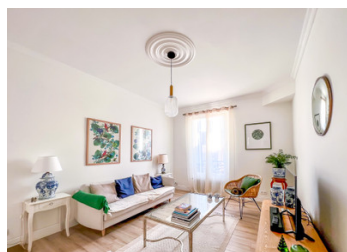


Cannes centre; superb fully renovated 3-room apartment a few minutes from the beaches and the Croisette.



## INFORMATION

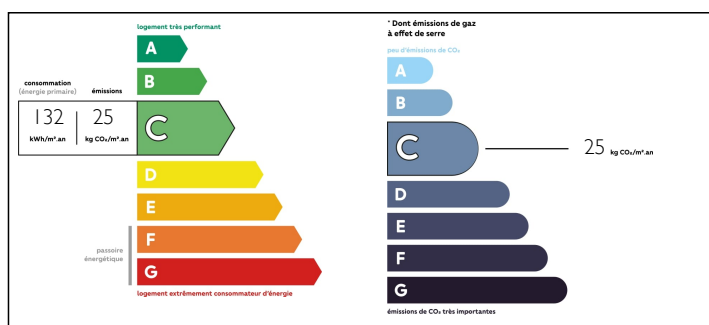
Town:	Cannes
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	87 m2
Outside Space:	2 m2



## IN BRIEF

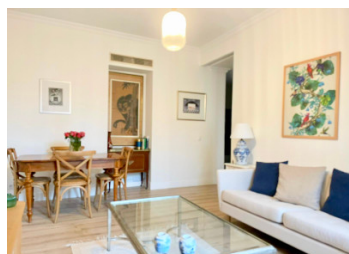
Cannes centre, a superbly renovated and bright 87m2 3-room apartment in a beautiful building on the 3rd floor. Located just a few minutes from the Croisette, beaches and the rue d'Antibes.

## 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

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 6.96m<sup>2</sup>

Cloakroom 4.25m<sup>2</sup>

Bedroom 15.10m<sup>2</sup>

Living room 17.55m<sup>2</sup>

Bedroom 2 12.62m<sup>2</sup>

Dressing 2m<sup>2</sup>

Kitchen 10.08m<sup>2</sup>

Office 5.13m<sup>2</sup>

Bathroom 8.13m<sup>2</sup>

Utility room 1.90m<sup>2</sup>

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Co-owned building of 15 units

Provisional annual charges: 1490€

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

## LOCAL TAXES

Taxe foncière: 1019 EUR

## NOTES