

315 000 €

Contact agency

Riviera Foncier

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For sale apartment

3 rooms

Surface : 51 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Year of construction : 1980

Exposition : Sud

View : Bord de mer

Hot water : Collective

Inner condition : a refresh

Standing : residential

Building condition : GOOD

Features :

lift, double glazing, gated, residential

2 bedroom

1 bathroom

1 WC

1 garage

Energy class (dpe) : A

Emission of greenhouse gases (ges) : C

Document non contractuel

20/10/2024 - Prix T.T.C



## Apartment 400 Cannes

For Sale EXCLUSIVE: Sea Front Apartment in Cannes Discover this magnificent seafront apartment located along the beaches of Cannes la Bocca, offering breathtaking views of the Lérins Islands. Located on the raised ground floor, this luxury apartment is located in a very well-maintained residence. Right on the water and close to the highway (less than 1.5 km), the location is ideal for fully enjoying the Côte d'Azur. Description of the Property Surface area: 51.59 m<sup>2</sup> Carrez law + 9.62 m<sup>2</sup> Veranda/Terrace Number of Rooms: 3 rooms Sea view from every room! - Master bedroom with beautiful dressing room with sea view - Bathroom to refresh - Separate WC - Functional kitchen/bar - Second bedroom or office with a breathtaking sea view, perfect for finding inspiration or relaxing - Large bright living room, opening onto a veranda that can be transformed into a terrace to optimize the space offering a breathtaking sea view of the Lérins islands. This apartment has immense potential for a personalized layout; however, some renovation work would be enough to make it a comfortable and modern place to live. Equipment: - Reinforced door - Videophone - Private garage Condominium charges: €215 per month Don't miss this unique opportunity to acquire a property with a spectacular sea view and a prime location in Cannes. Contact me to organize a visit and discover the full potential of this apartment! Your new home on the Côte d'Azur awaits you!

