

996 400 €

Contact agency

Agence BBii

30 rue Mgr A. Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

For sale apartment

4 rooms

Surface : 128 m<sup>2</sup>

View : Citadine

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 cellar

Document non contractuel

05/04/2025 - Prix T.T.C



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## Apartment 8859-08 Cannes

Cannes – Bright apartment on the 6th floor of 7, 128 m<sup>2</sup>, terraces, garage and cellar Located in Cannes, a few minutes walk from the city center and the train station, this 128 m<sup>2</sup> apartment, on the 6th floor out of 7, offers generous volumes and a pleasant living environment. Upon entering, you will discover a spacious living room of 42 m<sup>2</sup>, facing south, bathed in light thanks to a large bay window opening onto a 10 m<sup>2</sup> terrace. The American kitchen, separated by a bar, brings modernity and conviviality. On the night side, the apartment offers 3 beautiful bedrooms between 13 m<sup>2</sup> and 18 m<sup>2</sup>, including a master suite with its own bathroom. A large 15 m<sup>2</sup> terrace runs alongside all the rooms, offering a pleasant outdoor space. A separate bathroom, a toilet at the entrance and an elevator complete this well-thought-out layout. Additional advantages: South facing living room side for beautiful light DPE: C (good energy performance) Well maintained residence Closed garage and cellar Central location: a few minutes walk from the train station and the center Vis-à-vis present and dynamic urban environment → Visit this property in immersion with our 360° virtual tour:

<https://view.ricoh360.com/2a1411e1-88fc-4277-9a31-863d18ab5b86> A spacious and well-appointed apartment, perfect for a family or an investment in Cannes.

Opportunity to seize quickly! Selling price: €496,450 HAI: (Agency fees included – payable by the seller) Don't miss this unique opportunity! Contact our real estate



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