

472 200 €

Contact agency

Agence BBii

30 rue Mgr A. Daumas

06300 Nice

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

For sale loft

8 rooms

Surface : 258 m<sup>2</sup>

Exposition : Est ouest

Inner condition : to modernize

Features :

CALM, AIR CONDITIONING

6 bedroom

1 terrace

1 bathroom

3 showers

3 WC

2 parkings

Document non contractuel

06/04/2025 - Prix T.T.C



### Loft 8857-09 Le Cannet

Exceptional loft in Le Cannet – An atypical property with spectacular volumes Located in Le Cannet, close to shops and a few minutes from Cannes, this carefully refurbished loft offers a unique, spacious and bright living environment , ideal for a large family or a visionary investor looking for an atypical property . An extraordinary space, designed for comfort and freedom With its three independent accesses , this loft adapts perfectly to different lifestyles: • A welcoming and functional main entrance. • An entrance on the terrace side, leading directly onto the parking lot. • Access from the basement, ideal for an independent space or an artistic activity. The entire loft is distinguished by its impressive volumes , its exceptional brightness and its peaceful atmosphere . The immense main room , facing east-west , benefits from natural light throughout the day , offering a warm and pleasant living environment. Incredible potential with 8 convertible rooms This property now has 4 bedrooms with their own shower rooms or bathrooms, offering absolute comfort to each occupant. In addition to these rooms, two other rooms can be transformed according to your needs: • In additional rooms, to accommodate a large family or guests. • In offices, perfect for teleworking or independent activity. • In a custom-made dressing room, for even more comfort and storage. In total, this loft offers 8 modular rooms, adapted to the needs of a large family or an investor wishing to optimize space. A surprising and versatile



Optimal internet and wi-fi connection, perfect for teleworking or connected leisure activities. • High-performance insulation, guaranteeing thermal and acoustic comfort in all seasons. • Two private parking spaces, a valuable asset in the city. Access an immersive virtual tour Discover this unique place as if you were there thanks to our 360° virtual tour by clicking on the following link:

<https://view.ricoh360.com/c36ecb74-10ce-42c5-a070-961faafe7c90> An exceptional

property for a discerning buyer This loft, with its unique and authentic character, is a real gem for a buyer capable of grasping its incredible potential . A visit is a must to feel all the energy and endless possibilities that this extraordinary place offers. Don't miss this rare opportunity!

Fees and charges :

Well condominium

472 200 € fees included