COLDWELL BANKER
EUROPA REALTY

Cannes 318 m²



SALE PRICE : 3 350 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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DESCRIPTION

Located in the sought-after Californie district of Cannes, this single-storey commercial space of approximately 315 sq.m, formerly a clinic, offers an exceptional setting.

Main features:
- Luxury residence with swimming pool, tennis court and 24/7 concierge service
- Large private terrace of 250 sq.m with a beautiful sea view
- Around 10 offices / treatment rooms, several toilets and showers
- Three independent entrances, including one with direct access from the street
- Air conditioning in all rooms, double glazing
- Good overall condition

Parking:
- Parking space included
- Plenty of outdoor parking available for visitors

Possible use:
Ideal for any liberal or medical profession: medical clinic, beauty center, law firm, notary office, fitness club, wellness center, etc.

Prime location, easy access and close to all amenities
RARE

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FEATURES

Property type:	Type de bien	Area:	318.0 m²

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): F 396

Greenhouse gas emissions (GHG) index: C 11

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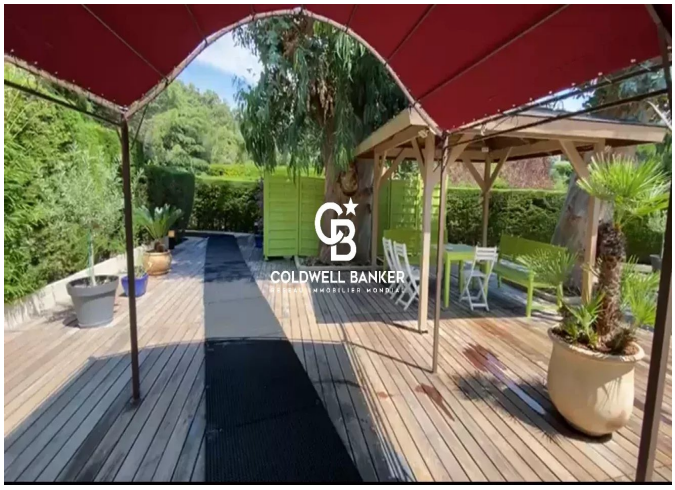

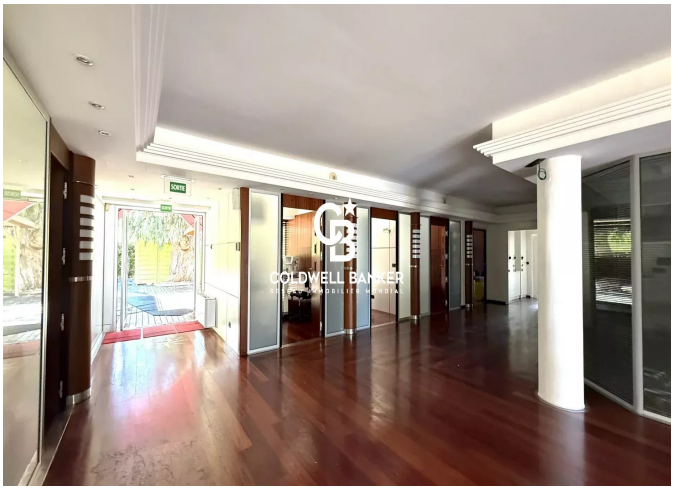



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