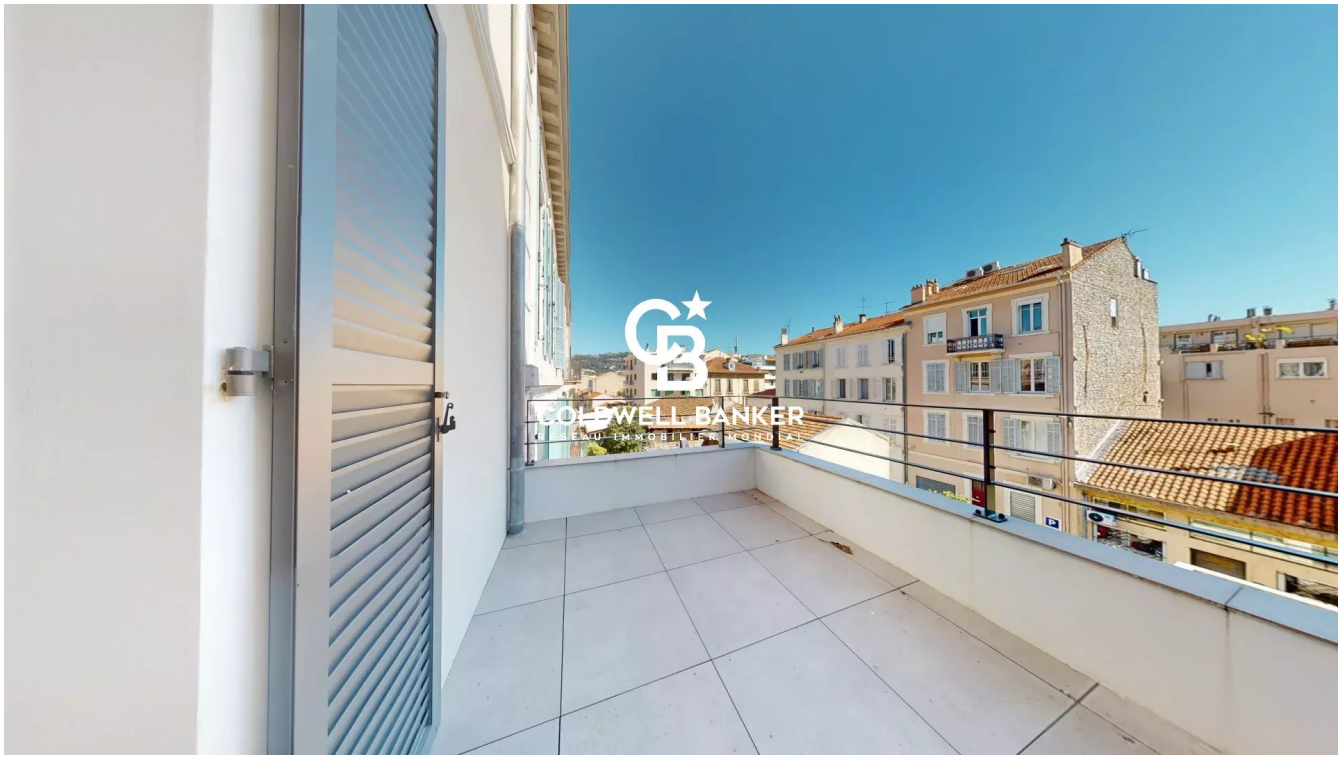
COLDWELL BANKER
EUROPA REALTY

House Cannes 127 m²



SALE PRICE : 890 000 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR

50 avenue Etienne Gola
France, 83820, Rayol-Canadel-sur-

Mer

PHONE : +33659655459
stbarth.azur@coldwellbanker.fr

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DESCRIPTION

Ideally situated in the République district of Cannes, a central and convenient area just a 5-minute walk from the station, this elegant new townhouse embodies a contemporary lifestyle, combining refinement, comfort and practicality.
Spanning approximately 130 m² across three floors, it captivates from the moment you enter with its exceptional light, south-facing aspect and perfectly designed layout. Its outdoor spaces, with over 34 m² of terraces, naturally extend each room and invite you to make the most of the Côte d'Azur climate.
The property features a fluid and harmonious layout: a spacious, light-filled living room; a master bedroom suite with a dressing room, finished to a high standard and featuring a private terrace; as well as two further en-suite bedrooms with shower rooms, offering privacy and comfort for all.
On the top floor, an attic space elegantly completes this property, ideal for an office, an extra bedroom or a leisure area.
Nestled within a recent 9-unit development, in the immediate vicinity of shops, schools and transport links, this property offers a convenient lifestyle in the heart of Cannes. New-build property with reduced notary fees.
Option to purchase secure parking spaces at an additional cost.
A rare opportunity, ideal as a main residence or as a high-quality investment.

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FEATURES

Property type:	House	Area:	127.94 m²	Number of rooms:	6 rooms
Number of bedrooms:	3 bedrooms				

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): A 46

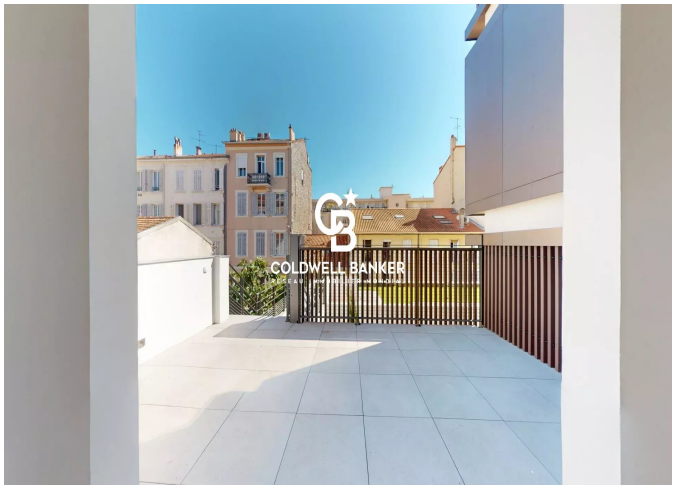
Greenhouse gas emissions (GHG) index: A 1

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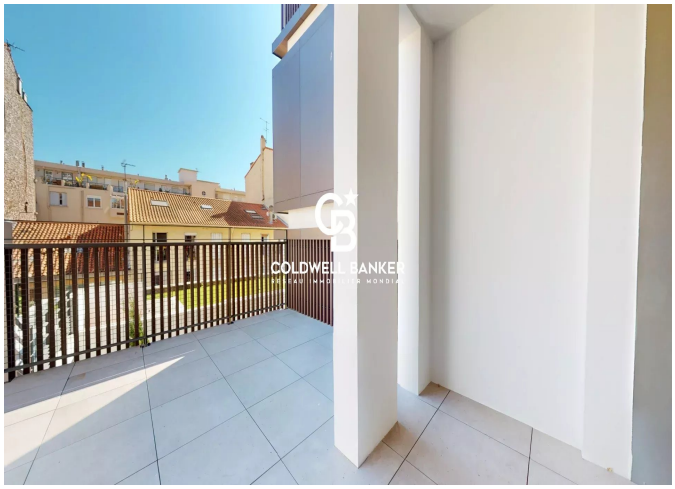
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