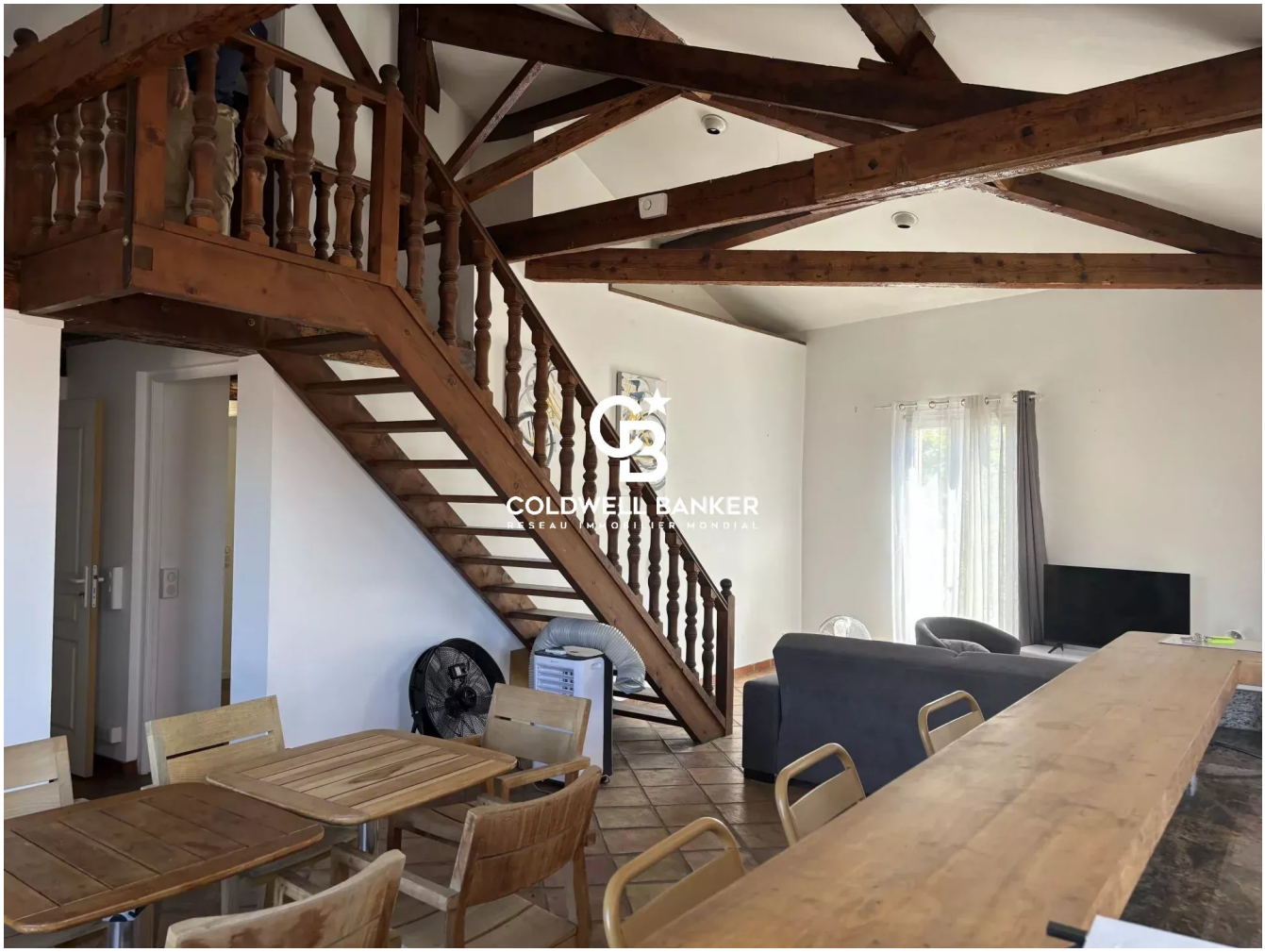
COLDWELL BANKER
EUROPA REALTY

House Cannes 99 m²



SALE PRICE : 1 150 000 €

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Mer

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DESCRIPTION

Just a few minutes' walk from the Croisette, the beaches and Cannes town centre, this unique property presents an exceptional opportunity for a restaurant owner, a retailer, a car collector or any professional seeking substantial storage space right in the heart of the city.

Set on a 261 m² plot, it comprises a townhouse with approximately 100 m² of living space in need of renovation, featuring a living room with an open-plan kitchen, two bedrooms, a bathroom, a separate toilet and a mezzanine. Renovation will create a characterful home, with the potential to create a pleasant roof terrace.

But the real highlight of this property lies in its nearly 300 m² of garages and ancillary spaces – a layout that is particularly rare on the Cannes property market.

On the ground floor, a spacious garage of around 200 m² offers a wide range of possibilities: storage for goods, a workshop, a back room for a commercial or catering business, a showroom, a logistics area, or even a garage for a large collection of cars, motorbikes or rare vehicles.

In the basement, a second garage of approximately 100 m², with two separate entrances, completes the property and allows for a fully functional layout, with optimised movement of vehicles or goods.

Thanks to its strategic location, in the immediate vicinity of shops, major roads and the centre of Cannes, this property is equally suited to the needs of a professional wishing to combine their business and home, and to those of an investor seeking a rare property offering strong potential for appreciation.

A unique opportunity on the Cannes property market, where such garage and storage spaces in the town centre are particularly sought-after and virtually impossible to find.

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FEATURES

Property type:	House	Area:	99.92 m²	Property tax:	€2.00
Number of rooms:	3 rooms	Number of bedrooms:	2 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): E 241

Greenhouse gas emissions (GHG) index: E 53

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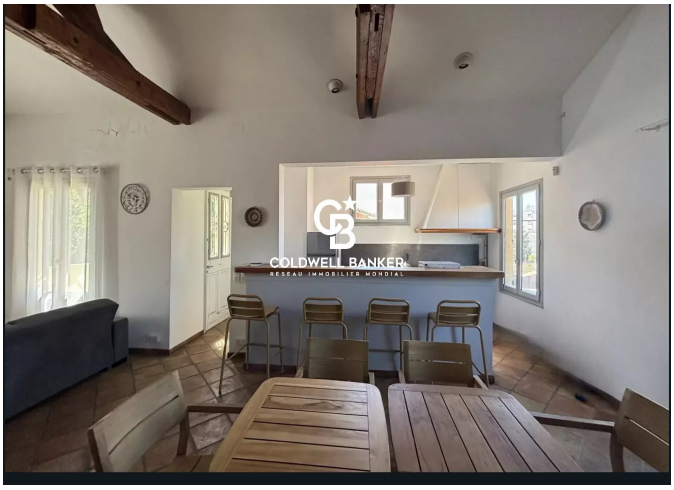









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