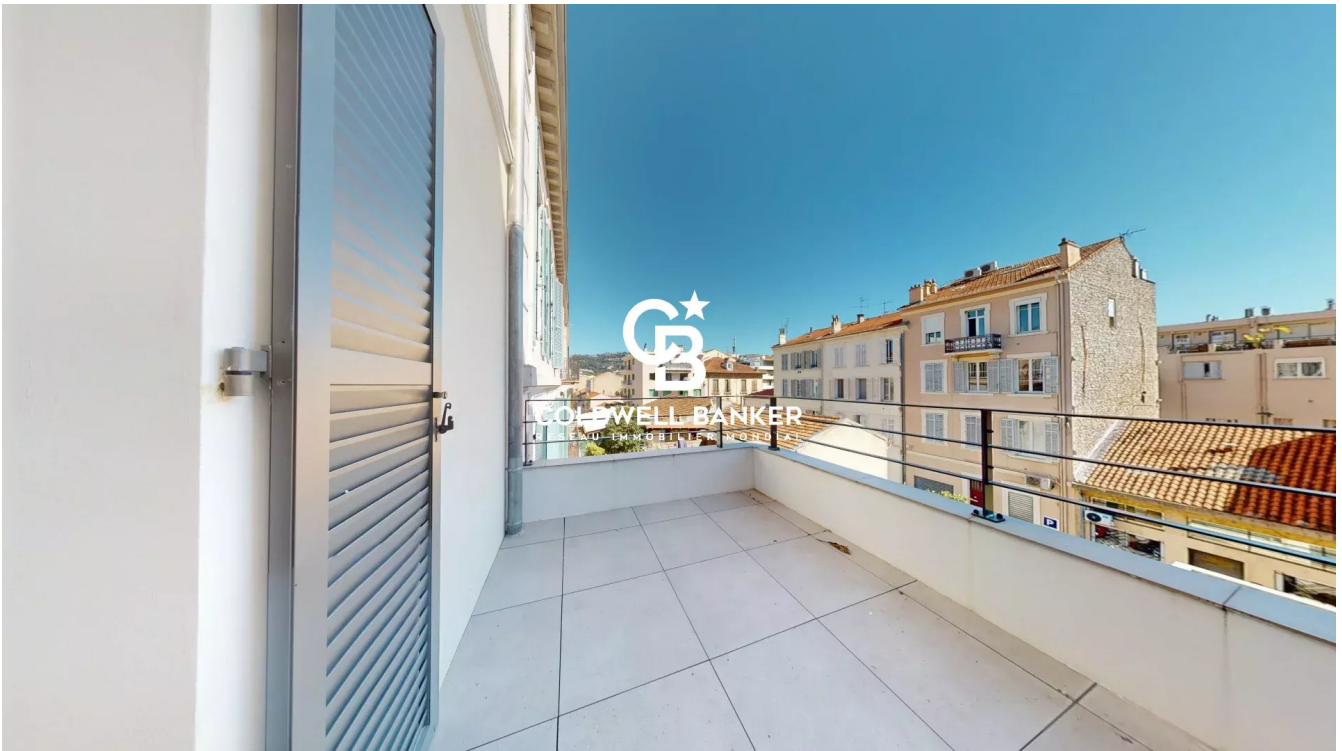


Maison Cannes 127 m²



PRIX DE VENTE : 930 000 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR

Mer



stbarth.azur@coldwellbanker.fr



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.

Mer



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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	127.94 m ²	NB de pièces :	6 rooms
NB de chambres :	3 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 46

Indice d'émission de gaz à effet de serre (GES) : A 1

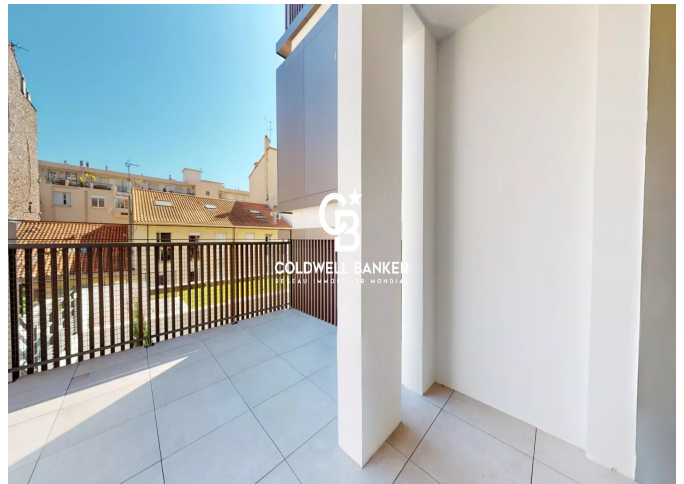
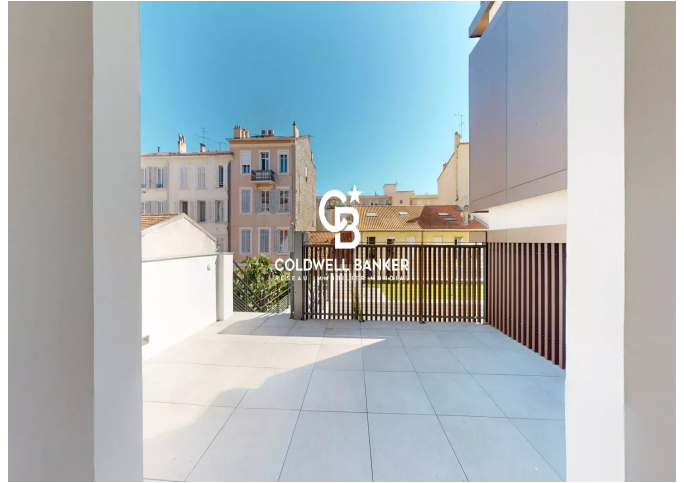
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