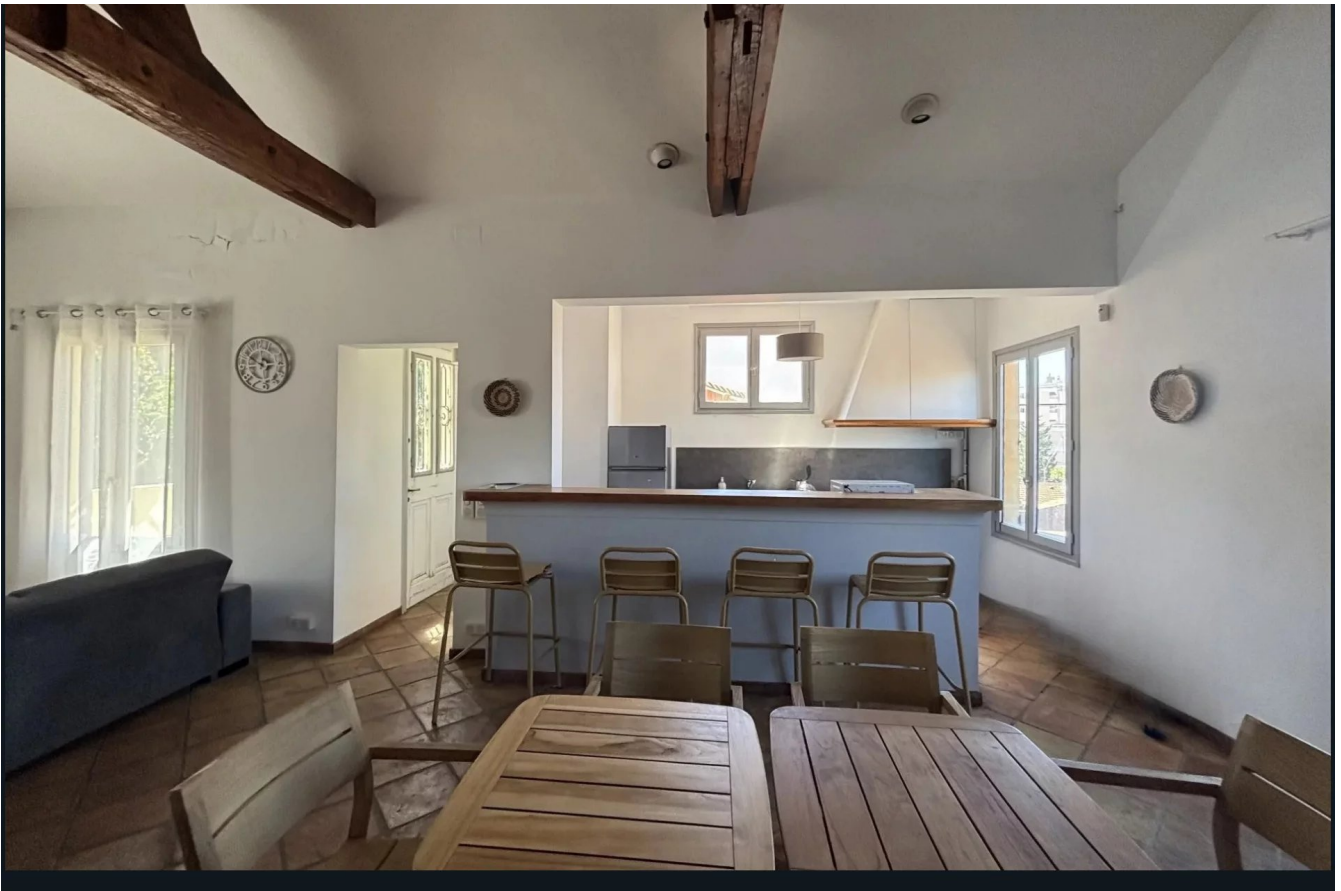


Maison Cannes 99 m²



PRIX DE VENTE : 1 325 000 €

EMAIL : STBARTH.AZUR@COLDWELLBANKER.FR

Mer



stbarth.azur@coldwellbanker.fr

DESCRIPTION

Just a few minutes' walk from La Croisette and the beaches, in the heart of a sought-after neighbourhood in Cannes, this townhouse in need of renovation offers a wonderful opportunity to create a new home in a prime location, within easy reach of shops and amenities.

Set on a 261 m² plot, it offers approximately 100 m² of living space on the ground floor. This comprises a living room with an open-plan kitchen opening onto a balcony, two bedrooms (one with a private balcony), a bathroom, a separate toilet, and a mezzanine offering additional space to be redesigned as required.

The property is particularly appealing due to its significant potential for development. A renovation will allow its full potential to be realised and the spaces to be adapted to modern standards. The possibility of creating a roof terrace is also a real asset, offering the chance to enjoy additional outdoor space right in the city centre.

Particularly rare in Cannes, it also boasts substantial ancillary areas. A large garage of approximately 200 m² on the ground floor offers numerous development possibilities: extension of the living space, creation of a loft, a professional space or a mixed-use project. A second garage in the basement of approximately 100 m², with two separate entrances, completes the property and further enhances its potential uses.

Thanks to its central location, spacious layout and numerous possibilities for conversion, this property represents a rare opportunity for a project involving a primary residence, a second home or an investment property in the heart of Cannes.

Mer



stbarth.azur@coldwellbanker.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	99.92 m ²	Taxe foncière :	€2.00
NB de pièces :	3 rooms	NB de chambres :	2 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) : E 241

Indice d'émission de gaz à effet de serre (GES) : E 53

Mer



stbarth.azur@coldwellbanker.fr



COLDWELL BANKER
EUROPA REALTY



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

Mer



stbarth.azur@coldwellbanker.fr