

Price on request

Buying apartment

5 rooms

Surface : 157 m²

Surface of the living : 50 m²

Year of construction : 1973

View : Citadine

Hot water : Collective

Inner condition : new

Standing : residential

Building condition : good

Features :

lift, calm, air conditioning, gated

3 bedroom

3 showers

3 WC

2 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

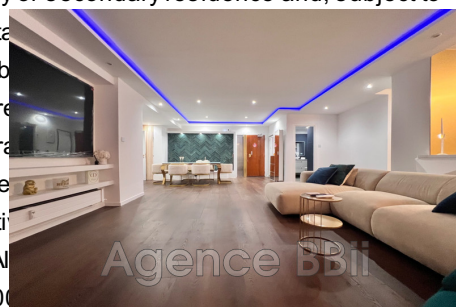
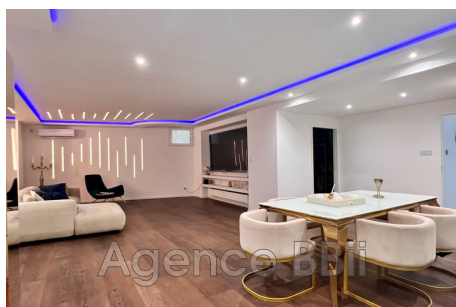
Document non contractuel

07/12/2025 - Prix T.T.C



Apartment 8780/4 Le Cannet

LE CANNET: Grande Bretagne Area ... RARE Opportunity! Loft of approximately 157 m² with GARAGE A gem in its setting, a 157 m² loft close to major roadways, yet just 8 minutes from the Croisette, the prestigious Palais des Festivals, and the Carré d'Or with all its luxury boutiques... This loft in a souplex style, tastefully designed and furnished with a very clean and modern aesthetic, offers you a luxurious, contemporary, and refined living experience with spacious living areas: - A 48 m² living room open to a fully equipped American kitchen, featuring a large XXL TV screen positioned in the 32 m² lounge area... - A first spacious bedroom of 15 m² with black marble, complete with its own shower room and toilet... - Another bedroom of 11 m² also includes a hydromassage Italian shower, bathtub, and toilet. - To top it off, a master suite of 31 m² with a walk-in closet, bathroom with an Italian shower, stunning double bathtub (face to face), and toilet. - A 9 m² soundproofed room that can be used as an office, gym, or anything else you desire... - At the entrance, a separate guest toilet, plus for your pleasure, a cozy 12 m² jungle-style relaxation area featuring a jacuzzi and sauna awaits to provide comfort after a long day... Ideal as a primary or secondary residence and, subject to



3 AGENCES A VOTRE SERVICE

borne by the seller No ongoing legal proceedings Annual charges: €5,148 average per year (cold water, hot water, heating, building maintenance) Property in a co-ownership - BBii Agency - 04 97 22 24 83 - 06 62 66 80 00
7 Quai du vieux port - 06 230 Saint Jean Cap Ferrat / Montebian 22480 Canihuel

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Fees and charges:

Annual current expenses 5 148 €

Well condominium