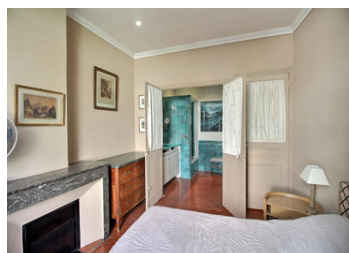
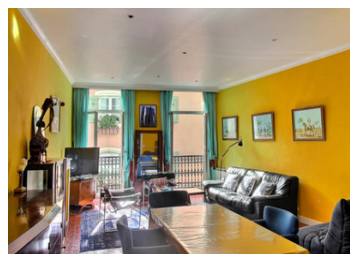


Cannes Meynadier, a lovely 2 rooms apartment within walking distance of the beaches and Palais des Festivals.



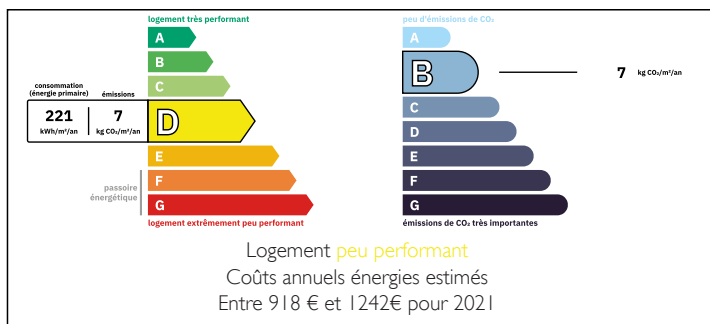
INFORMATION

Town:	Cannes
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	65 m2
Plot Size:	0 m2

IN BRIEF

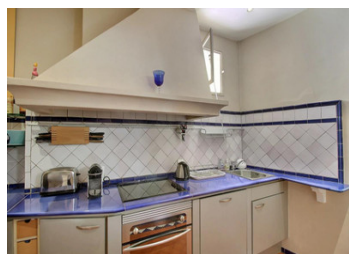
Charming 2-room apartment in Cannes Meynadier, within walking distance of beaches and the Palais des Festivals. Located in the heart of Old Cannes, this well-appointed apartment boasts beautiful finishes and an ideal location near the old port. The bedroom is positioned at the rear of the building for tranquility, while the living room is bright with large windows overlooking a quaint pedestrian street, situated quietly on the elevated second floor. The fully equipped kitchen connects the living room and bedroom, creating a spacious corridor filled with light. Separate toilet facilities are available in the corridor, while the bespoke bathroom features artisanal tiles. With its central location and cultural proximity, this apartment is perfect for those who enjoy the city's vibrant lifestyle and cultural offerings.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

In the middle of the central quarters of Old Cannes you find this charming apartment, decorated with nice finishes and with a perfect location next to the old port. The bedroom is positioned to the rear of the building and is therefore totally calm. The living room has windows toward the small street below, where no cars have access, and is also quiet thanks to the elevated location on the second floor. Beautiful iron railings allow you to open the windows and take in the history and culture that is right outside.

Between the living room and the bedroom in the interior there is a fully equipped kitchen that creates a long corridor that gives the sensation of light and space. In this hallway you find a separate guest toilet. The main bathroom is located in the bedroom and is decorated with artisan tiles and all is made to measure.

With its very central location and historical immediacy this apartment is perfect for those who enjoy culture and everything that a city has to offer but without the traffic and noise.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES