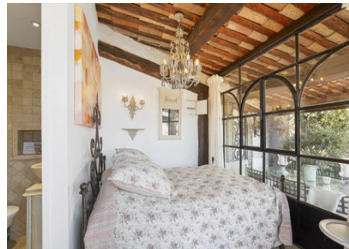
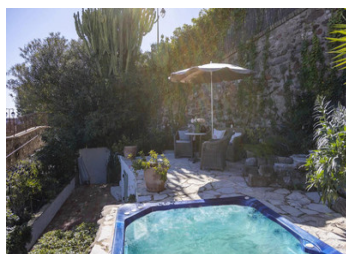


Cannes Suquet, superb 3-bedroom townhouse with garden, jacuzzi and stunning views.



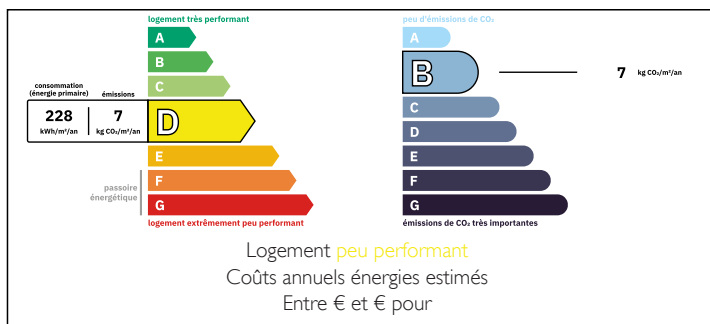
INFORMATION

Town:	Cannes
Department:	Alpes-Maritimes
Bed:	3
Bath:	3
Floor:	88 m ²
Plot Size:	50 m ²

IN BRIEF

Cannes Suquet, a magnificent townhouse, offering absolute comfort and a privileged location just a 2-minute walk from the vibrant heart of Cannes. Set against the backdrop of the Mediterranean Sea, this residence is a true haven of tranquillity, boasting a peaceful environment and breathtaking views. The terrace, the crowning jewel of this home, beckons you to relax and unwind with its dining area, welcoming lounge area with sofa, and integrated jacuzzi providing a sweeping panoramic view of the city.

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.



LOCAL TAXES

Taxe foncière: 795 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Charming townhouse boasting 3 spacious bedrooms, located just a 2-minute walk from the heart of Cannes. Sheltered from noise and offering breathtaking views, this residence is a true gem.

The terrace features a dining area, a cosy lounge space with a sofa, and an integrated jacuzzi offering panoramic views of the city. An open-plan kitchen (equipped with gas and a fireplace) seamlessly flows into the living area, with direct access to the terrace.

Each of the 3 bedrooms is equipped with air conditioning and its own ensuite bathroom with toilet and shower. The property also boasts a wine cellar and storage room.

Ideal for a primary or secondary residence, or as a lucrative rental investment during Cannes' renowned congresses and events. It is sold with a parking space in a garage conveniently located near the old village.

This townhouse is a perfect blend of elegance, convenience, and investment potential, offering a unique opportunity to experience the quintessential Cannes lifestyle.

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