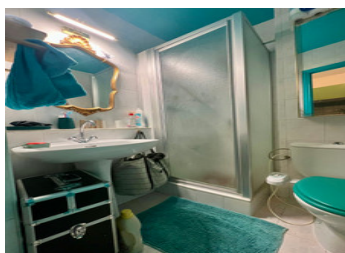
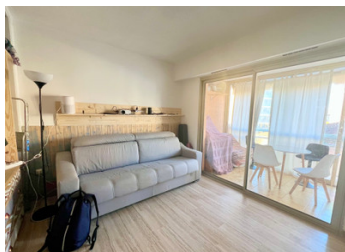


Cosy cannes studio with sunny balcony just minutes from the croisette.



INFORMATION

Town:	Cannes
Department:	Alpes-Maritimes
Bed:	0
Bath:	1
Floor:	17 m2
Outside Space:	4 m2



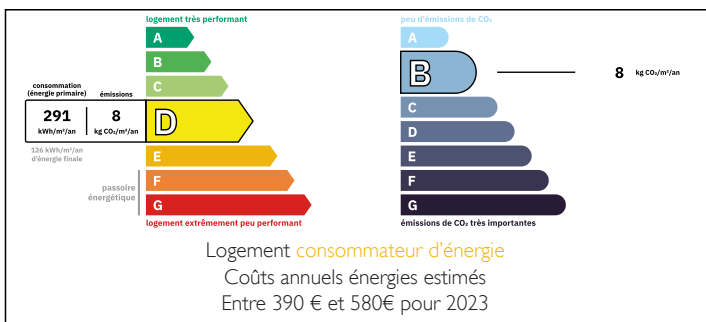
IN BRIEF

Ideal Pied-à-Terre in Cannes – Furnished Studio with Balcony, Just Steps from the Croisette

Just a 10-minute walk from the iconic Croisette and its golden beaches, and only 5 minutes from the lively Rue d'Antibes, this charming 17 m² furnished studio is a true opportunity to own your dream pied-à-terre in Cannes. Perfectly located in a vibrant and sought-after neighborhood, it's also just moments away from shops and all amenities.

Located on the 3rd floor of a well-maintained residence with an elevator, the studio offers a pleasant living area with a kitchenette, a compact and functional shower room, and a spacious west-facing balcony—perfect for soaking up the Cannes sunshine. The balcony can comfortably host a table for four and has the potential to be enclosed as a veranda, depending on your needs.

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

Located on the 3rd floor of a well-maintained residence with elevator, the studio offers a bright and pleasant living space with a kitchenette, a compact yet functional bathroom, and a spacious west-facing balcony—perfect for enjoying the Cannes sunshine. The balcony can accommodate a table for four and has the potential to be enclosed as a veranda, depending on your preferences.

The residence features a secure entrance with Vigik access and an intercom system. Monthly charges amount to €152 and include water consumption.

Living in Cannes means enjoying an exceptional lifestyle between the sea and the hills, with sunshine all year round. World-renowned for its International Film Festival, Cannes also charms with its sandy beaches, vibrant port, luxury boutiques, Provençal markets, and a unique atmosphere that's both elegant and relaxed. This property is ideally located to fully enjoy everything the Côte d'Azur has to offer—on foot.

A perfect choice for a second home or a high-quality rental investment, just steps from the beaches and the city center.

Co-owned building of 148 units
Provisional annual charges: 1825€

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

LOCAL TAXES

Taxe foncière: 559 EUR

Taxe habitation: EUR

NOTES