

## Cannes Banane - Three room apartment with balcony



EXCLUSIVE

## INFORMATION

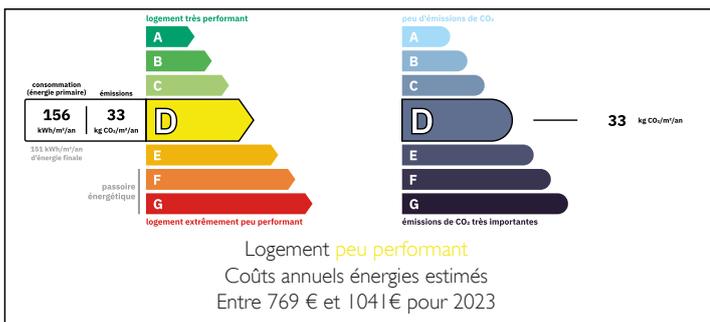
Town:	Cannes
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	46 m <sup>2</sup>
Outside Space:	3 m <sup>2</sup>



## IN BRIEF

This 47m<sup>2</sup> (approx.) apartment, situated on the second floor of a building constructed in the early 1900s, presents an interesting opportunity for future buyers. Comprising three rooms, it features a spacious bedroom, a bathroom with a toilet, and a functional layout. Ideally situated in the sought-after "Banane" district, the apartment is just a short walk from public transport, shops, restaurants, and the beach, making it perfect for city dwellers who want to enjoy an urban lifestyle in a peaceful setting.

## 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 habitation: EUR

## NOTES

## DESCRIPTION

This south-facing apartment enjoys abundant natural light throughout the day, creating a warm and inviting atmosphere.

It boasts beautiful high ceilings and charming original features that add character and a sense of spaciousness to the interior.

A 3 m<sup>2</sup> terrace provides a pleasant outdoor space—perfect for enjoying a morning coffee or unwinding in the evening.

The property also includes a cellar, offering valuable additional storage.

While the apartment would benefit from some interior updates, it represents a fantastic opportunity for buyers looking to personalize their home to reflect their own style and needs. A great investment with plenty of potential in a character-filled space.

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Co-owned building of 2 units  
Provisional annual charges: 1075€

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