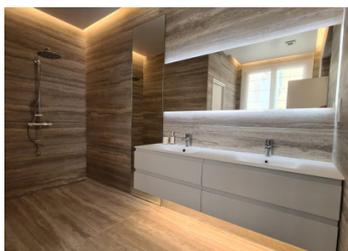


3-bedroom villa in the center of Cannes



INFORMATION

Town:	Cannes
Department:	Alpes-Maritimes
Bed:	3
Bath:	3
Floor:	132 m2
Plot Size:	110 m2

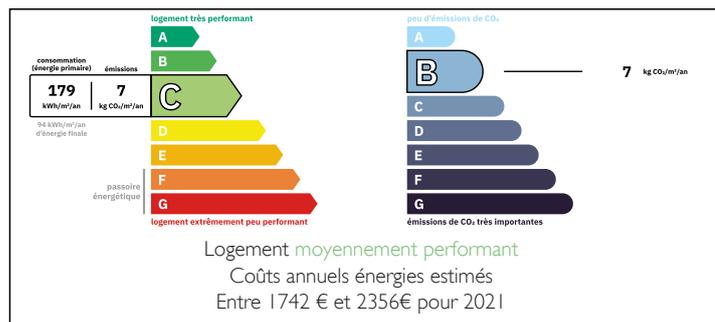
IN BRIEF

3-bedroom villa ideally located in the heart of Cannes, with entrance on Rue d'Antibes, fully renovated in 2023.

Set over two levels, the ground floor features a spacious living area with open-plan kitchen, a guest WC, and a master suite with bathroom including both a bathtub and a large walk-in shower. Upstairs, two generous bedrooms each benefit from their own shower room and toilet. All bedrooms offer large walk-in closets.

Air conditioning and alarm system installed. Excellent rental yield, ideal for both holiday lets and congress rentals. Garage nearby. A rare opportunity in the city center.

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

3-Bedroom Villa in the Heart of Cannes / rue d'Antibes

Beautifully renovated in 2023, this villa enjoys a prime location right in the center of Cannes and is laid out over two levels.

Ground floor:

A spacious living room with open-plan kitchen

Guest toilet

A master suite with its bathroom featuring a bathtub and a large walk-in shower

First floor:

Two large bedrooms, each with its own shower room and toilet

All bedrooms are equipped with generous dressing areas.

The villa also includes air conditioning and an alarm system.

Offering excellent rental profitability for both holiday stays and congresses, this property represents a rare opportunity.

A nearby garage completes the offer.

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

LOCAL TAXES

Taxe foncière: 1793 EUR

Taxe habitation: EUR

NOTES