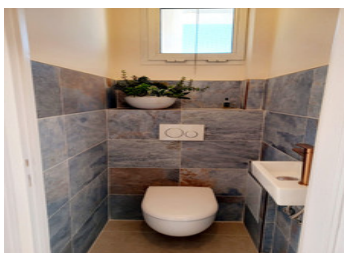
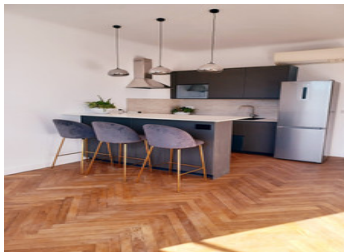


## Cannes Prime Location / Fully Renovated Apartment



## INFORMATION

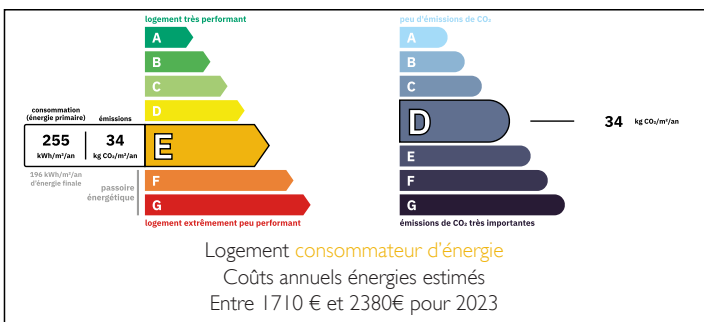
Town:	Cannes
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	59 m2
Plot Size:	0 m2



## IN BRIEF

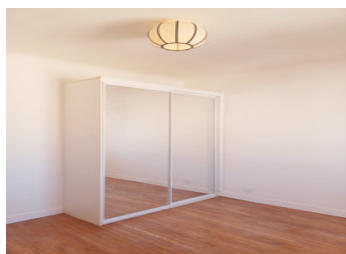
This renovated 59 m<sup>2</sup> apartment is on the 7th floor of an 8-story well-maintained residential building. It is located in the heart of the sought-after area between the iconic Palm Beach Cannes and La Croisette, just a short walk from the beach and shopping, and less than 15 minutes from the Cannes Film Festival.

## 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

It features a spacious living room with an open kitchen, a primary bedroom, a 7.9 m2 office or guest room, a contemporary shower room with double vanity and a laundry space, a separate WC and a foyer.

Ideally located just a few minutes' walk from the seafront, it is in one of Cannes' rare neighbourhoods offering free parking, and close to all amenities.

An excellent opportunity for rental investment or a refined second home on the French Riviera.

Estimated charges/fees : €195/month

Property tax : €1,001

District heating – thalassothermal connection planned for 2027.

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Co-owned building of 100 units

Provisional annual charges: 2340€

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

## LOCAL TAXES

**Taxe foncière: 1001 EUR**

**Taxe habitation: EUR**

## NOTES