



For sale

880 000 €

Product type House	Num rooms +5 rooms	City Cannes	Country France
Living area 140 m²	Total area 400 m²	Bedrooms 4	Bathrooms 4
Parkings 2	Cellar 1	Ref. Cannes Maison divisée en appartements	

House located on the Croisette, in a highly sought-after and exclusive area, offering an excellent high-yield investment opportunity.

The property features a private garden and is currently divided into three independent apartments, already perfectly suited for both seasonal and long-term rentals.

The property is composed as follows:

- **Ground floor:** studio apartment of approximately 20 sqm.
- **First floor:** apartment of approximately 40 sqm, currently comprising two bedrooms, a kitchen, a shower room, and a separate WC.
- **Second floor:** approximately 40 sqm currently featuring a kitchen and a living room, with great potential for renovation and customization.

The rooftop already benefits from water connections, offering the possibility to create a summer kitchen with



a jacuzzi and an exclusive outdoor relaxation area.

Subject to current urban planning regulations, there may also be the possibility to add an additional floor.

This property offers outstanding transformation and value-enhancement potential, making it an ideal opportunity for investors or for anyone wishing to develop a prestigious real estate project in one of the most desirable locations.



