



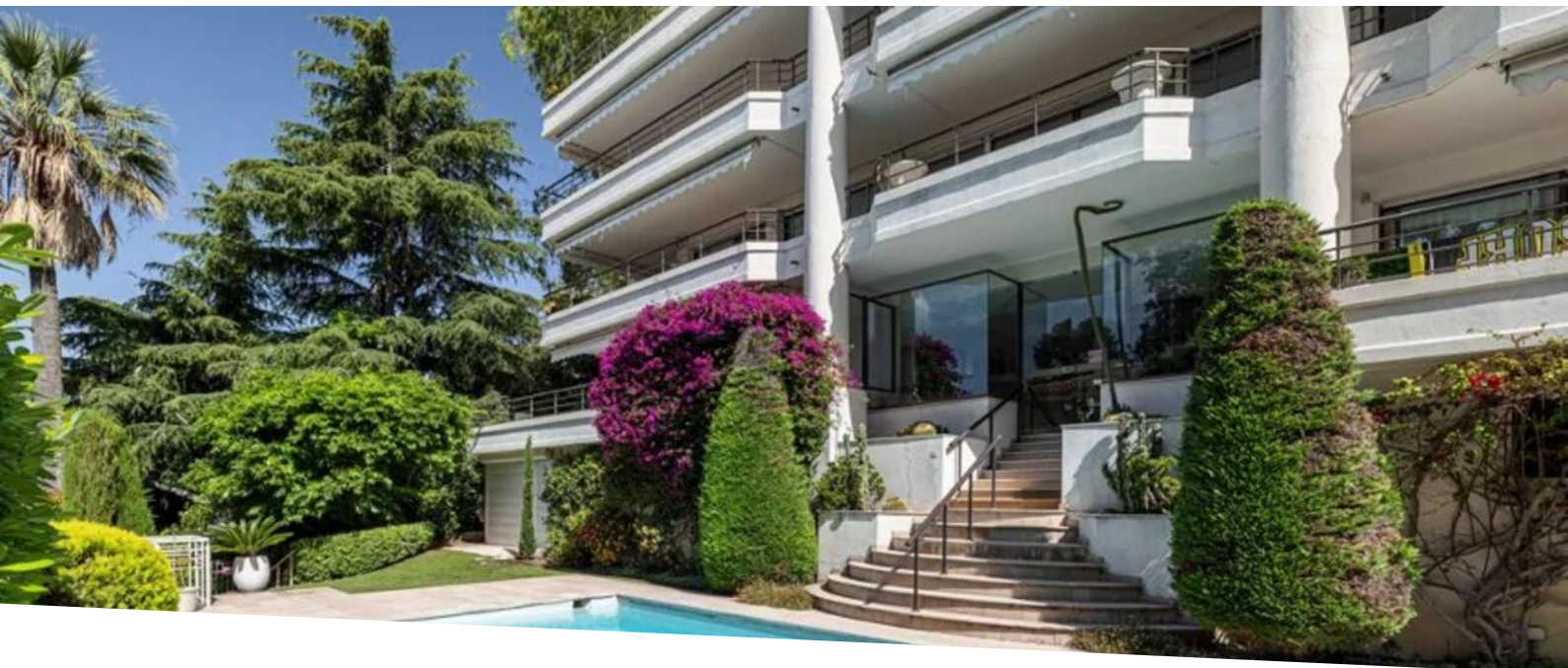
LIMANDAT

REAL ESTATE

LIMANDAT REAL ESTATE

57 avenue Paul Doumer
06190 Roquebrune-Cap-Martin

Phone : +33 6 63 64 86 56
contact@limandat.fr
limandat.fr/fr



Cannes Basse Californie - Exceptional apartment - 250 m² with pa

For sale

2 350 000 €

Product type Apartment	Num rooms +5 rooms	City Cannes	Country France
Living area 250 m²	Terrace area 119 m²	Total area 369 m²	Bedrooms 4
Bathrooms 4	Box 2	View Unobstructed view	Exposure South
Ref. 85767978			

Located in one of Cannes' most sought-after districts, this 250 m² apartment (215 m² Loi Carrez) occupies the entire second floor of a luxury residence with swimming pool, comprising just 9 apartments. Nestled in absolute calm, it's just a 10-minute walk from Rue d'Antibes and the beaches.

This rare property boasts impressive volumes, with a living room of almost 100 m², a separate, fully-equipped kitchen, four bedrooms, each with its own bathroom or shower room, and 5 WCs (one separate). A storeroom completes the ensemble.

A large 119 m² terrace on the periphery, mainly south-facing, offers unobstructed sea views and exceptional luminosity.

Great potential for renovation and/or division.



MonteCarlo-RealEstate.com

Page
1/3

Ref. : 85767978

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

The apartment is sold with two basement garages.

Fees payable by the vendor

Information on the risks to which this property is exposed is available on the Géorisques website georisques.gouv.fr



