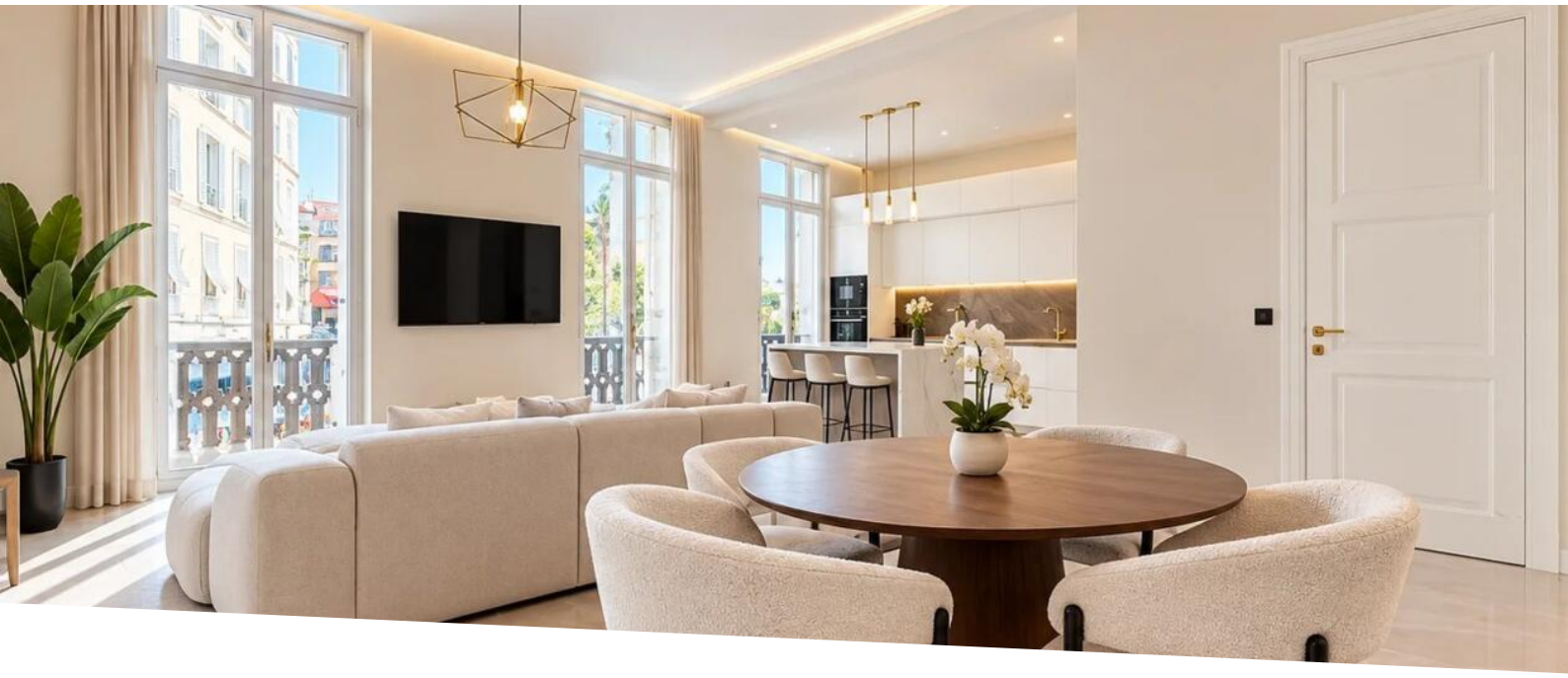
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CANNES, Exceptional apartment in a bourgeois residence.

For sale 1 750 000 €

Product type	Num rooms	City	Country
Apartment	**Studio**	**Cannes**	**France**

Living area	Exposure	Ref.
96 m²	**South**	**87544994**

The elegance of the old enhanced by the comfort of the contemporary

Discover a true gem of refinement in the heart of Cannes, nestled in a characterful building steeped in history, just steps from the Croisette and rue D'Antibes.

Completely redesigned and renovated in 2026, this T3 apartment is an invitation to experience a lifestyle where timeless charm, elegance, and contemporary features come together perfectly.

From the entrance, you will be charmed by its warm and refined atmosphere. The remarkable ceiling heights of 3.20 meters give the spaces a sense of volume and grandeur, while the beautiful aluminum openings generously let in natural light. Its full south exposure completes this ensemble by offering privileged sunlight throughout the day.

The living room, the true centerpiece of the apartment, offers a welcoming and harmonious living space, ideal for sharing special moments or enjoying moments of relaxation.

The two bedrooms, spacious and bright, have been designed as true havens of serenity. Their optimized layout ensures comfort and privacy. The bathrooms, fully renovated, combine elegance, functionality, and quality finishes.

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The fitted and equipped kitchen fully fits with the spirit of the apartment. Its carefully selected materials and quality finishes make it an aesthetic as well as functional space, designed for daily enjoyment.

A private cellar completes this property, offering valuable storage space.

A privileged location, at the heart of Cannes life

A true asset of this apartment, its exceptional location allows you to reach the Palais des Festivals in less than a minute on foot, as well as numerous restaurants, shops, pharmacies, and banks.

Here, everything is done on foot, at the pace of Cannes life, between dynamism, elegance, and Mediterranean lifestyle.

A rare property, combining the charm of a historic building, the comfort of contemporary renovation, and a particularly sought-after address in the heart of Cannes.REF FRE-01187





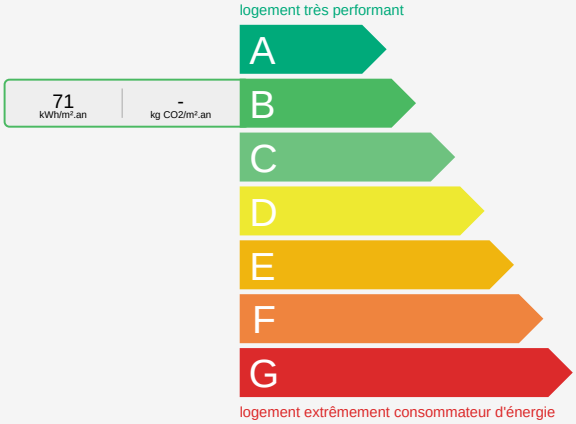
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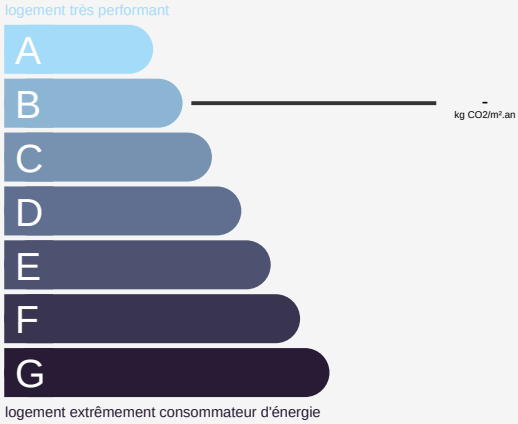
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