



## Apartment in Cannes,

06400, Cannes, Alpes-Maritimes, Provence-Alpes-Côte D'azur

€750,000

Ref: 12919

\* Available \* 2 Beds \* 1 Bath \* 99.18m2

Sale - Apartment Cannes (Petit Juas)

Telephone: +44 (0) 1225 463752 Email: [info@francemedia.com](mailto:info@francemedia.com)

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée** 



## Property Description

**RARE ON THE MARKET:** Beautiful, large burgeoise apartment with balcony, high ceilings and great views over the Suquet and the sea.

You enter the flat on the first floor of the building via a spacious hallway, which accesses all the rooms: the living room, two bedrooms, a bathroom, a separate WC and a kitchen. In the living room of over 40m<sup>2</sup> with balcony, you can enjoy a fabulous view to the sea and the hill of the Suquet. A small mezzanine, various storage options and built-in cupboards complete the space on offer.

The micro-location is ideal, within walking distance of the Croisette and Palais de Festival, yet in a quiet residential street, slightly elevated with a great view. Small homeowners' association. Excellent location and very good rental potential.

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ECD: C (130kwh/m<sup>2</sup>/year) A (4kg CO<sub>2</sub>/m<sup>2</sup>/year)

Number of lots in the residence: 4

No procedure in progress in the residence.

Agency fees are the responsibility of the seller.

Information on the risks to which this property is exposed is available on the GeoHazards website

<http://www.georisques.gouv.fr>

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