

## 3-ROOM FLAT WITH BALCONY AND MEZZANINE, CLOSE TO THE BEACHES IN CANNES

Reference 06400\_LB



### DESCRIPTION OF THE PROPERTY

In a central and well-connected area, just a few steps from the beaches, we offer a 47 sqm three-room apartment located in a quiet building with concierge service. The apartment, featuring a balcony and private parking space, stands out for its functional layout and welcoming spaces. The main entrance directly leads to the various rooms of the house. The bright and well-equipped kitchen opens onto the living room, a space characterized by a high ceiling that gives a sense of spaciousness and light. The living room also provides access to a large terrace overlooking the inner courtyard, ensuring a pleasant tranquility. An internal staircase from the living room leads to a mezzanine, where a spacious master bedroom is located, ideal for those seeking an intimate and private space. The second bedroom, adjacent to the living room, is also connected to the terrace, offering additional outdoor space. Next to the second bedroom is a full bathroom with a bathtub. This property represents an unmissable opportunity both for those looking for a permanent residence and for those seeking a secure investment, thanks to its strategic position close to all main services and the beautiful beaches. The offer is completed by a convenient parking space within the property.

**Euro 365 700**

### FEATURES

City	Cannes	Free at the time of sale :	Yes
Charges co-ownership :	Euro / month 71	Surface :	47 m <sup>2</sup>

**Destination Riviera**

Monday: 9am to 7pm Tuesday: 9am to 7pm Wednesday: 9am to 7pm Thursday: 9am to 7pm Friday: 9am to 7pm Saturday: By appointment  
Sunday: Closed

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on line 305

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**Destination Riviera**  
251 Promenade Albert Camus -  
06190 Roquebrune-Cap-Martin  
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**Vittorio  
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Honorary payable by :

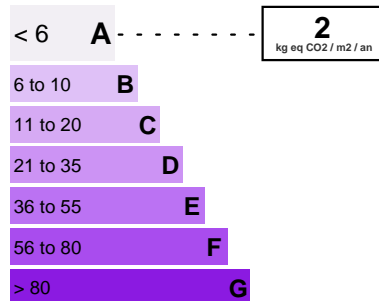
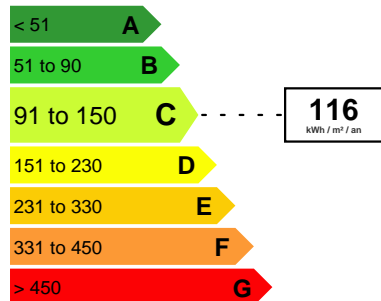
**seller**

Carrez surface :

**47 m<sup>2</sup>**

Terrace surface :

**6 m<sup>2</sup>**



Date of energy audit :



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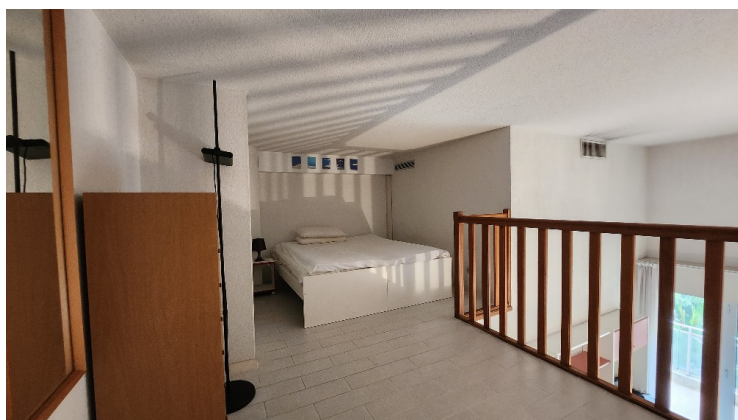


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