37, rue d'Antibes 06400 Cannes

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## APARTMENT - 2 PIÈCE(S) - 52.34 M<sup>2</sup>

449 000 €









## **DESCRIPTIF DETAILLE**

Ref : SB-11348

| Surface :        | 52.34 M²     |
|------------------|--------------|
| Style immeuble : | Belle Epoque |
| Etat :           | NC           |
| Pièces(s):       | 2            |
| Chambre(s):      | 0            |
| Bains/Douches:   | NC           |
| Toilette(s):     | NC           |
| Surface séjour : | NC           |
| Balcon(s):       | NC           |
| Terrasse(s):     | NC           |
|                  |              |

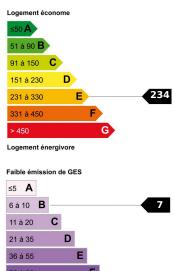
| Exposition: NC  Vue: Unobstructed  Chauffage: NC  Eau chaude: NC  Parking(s): NC  Garage(s): NC  Cave: NC  Taxe foncière: 864,00 €  Charges: NC | Etage:          | Ground floor |
|---|-----------------|--------------|
| Chauffage :NCEau chaude :NCParking(s) :NCGarage(s) :NCCave :NCTaxe foncière :864,00 €   | Exposition:     | NC           |
| Eau chaude: NC Parking(s): NC Garage(s): NC Cave: NC Taxe foncière: 864,00 €  | Vue:            | Unobstructed |
| Parking(s):NCGarage(s):NCCave:NCTaxe foncière:864,00 €  | Chauffage :     | NC           |
| Garage(s): NC Cave: NC Taxe foncière: 864,00 €  | Eau chaude :    | NC           |
| Cave :         NC           Taxe foncière :         864,00 €  | Parking(s):     | NC           |
| Taxe foncière: 864,00 €   | Garage(s):      | NC           |
| 30.700  | Cave:           | NC           |
| Charges: NC   | Taxe foncière : | 864,00€      |
|   | Charges :       | NC           |

CANNES/ALEXANDRE III: Close to shops, restaurants, and the Croisette beaches, this 52 sqm, two-room apartment, currently configured as a four-room unit, is located on the garden level of a Belle Époque building. It features a spacious layout with high ceilings and a large, open-plan living/dining room.

The apartment comprises an entrance hall with storage, a fully equipped kitchen opening onto a large living/dining room, a spacious 67 sqm south-facing terrace, a bedroom with access to a 23 sqm north-facing terrace, and a shower room with toilet.

With the high ceilings, two mezzanine bedrooms and a shower room have been created. Ideal as a pied-à-terre or rental investment.

## **PRESTATIONS:**



Forte émission de GES