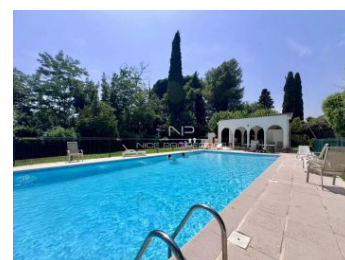
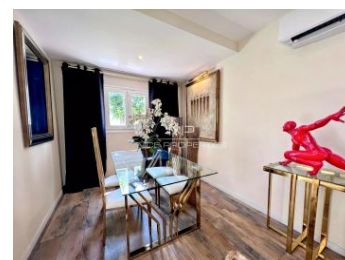


VILLA/HOUSE - 4 PIÈCE(S) - 82 M²

699 000 €



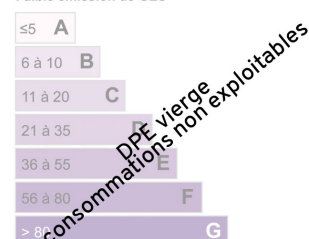
Surface :	82 M ²
Terrain :	150 M ²
Style :	
Niveaux :	
Mitoyenneté :	Non
Etat :	Excellent condition
Pièce(s) :	4
Chambre(s) :	3
Bain/Douche :	2
Toilette(s) :	2

Surface séjour :	NC
Terrasse(s) :	NC
Exposition :	NC
Vue :	Unobstructed
Chauffage :	Air-conditioning
Eau chaude :	NC
Parking(s) :	2
Garage(s) :	1
Cave :	NC
Taxe foncière :	1 300,00 €

Logement économe



Faible émission de GES



Forte émission de GES

Located in the sought-after area of L'Abadie, in Cannes La Bocca, this charming 82 m² house fully renovated offers a peaceful, comfortable, and green living environment.

On the ground floor, you will find a new kitchen open to a pleasant living room and dining area, as well as a bedroom with its own shower room and toilet.

Upstairs, the house has two additional bedrooms with dressing areas, one of which has a private balcony, as well as a second shower room and separate toilets.

Outside, a superb approximately 150 m² terrace surrounds the house and opens onto a well-maintained garden equipped with automatic watering. This space is ideal for enjoying the Mediterranean climate, hosting guests, or relaxing in complete tranquility.

The house features modern and well-maintained amenities: reversible air conditioning, thermodynamic water heater, double glazing, PVC windows, renovated electrical installation, new

Agence NP Cannes

37, rue d'Antibes

06400 Cannes

Tél : +33 (0)4 93 68 51 51

Email : contact@np-estate.com

equipped kitchen, and renewed facades.

The property also includes a closed garage, two outdoor parking spaces, and a cellar.

The residence offers a secure and pleasant environment with landscaped park, condominium swimming pool, communal laundry room, concierge, caretaker, and video surveillance.

A rare opportunity in Cannes, ideal for a primary residence, holiday home, or investment on the French Riviera.

PRESTATIONS : Air-conditioning, Double glazing, PVC window, Internet, Irrigation sprinkler, Barbecue, Fence, Outdoor lighting, Common laundry, Concierge, Caretaker, Video security, Condominium pool