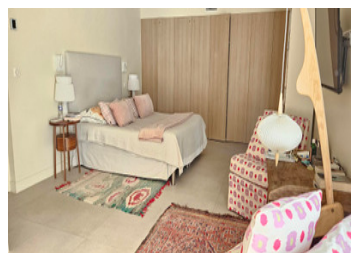
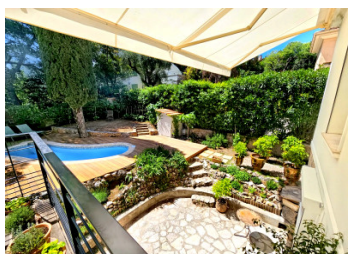


Beautiful house in Cannes city centre, south-facing, very bright, 3 bedrooms, garden and small swimming pool.



INFORMATION

Town:	Cannes
Department:	Alpes-Maritimes
Bed:	3
Bath:	3
Floor:	125 m2
Plot Size:	380 m2

IN BRIEF

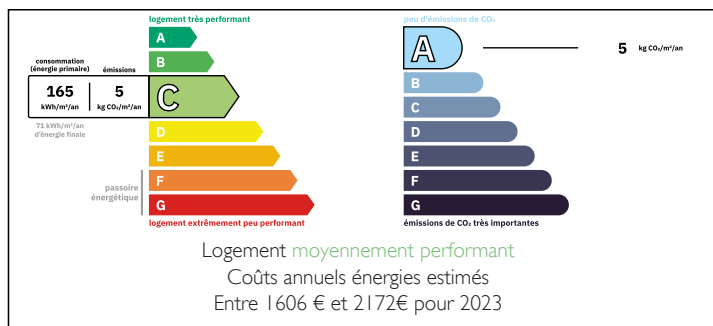
Charming, peaceful house in the heart of Cannes!

Just steps from Rue d'Antibes and the Croisette beaches, this elegant house offers three bedrooms with en-suite bathrooms, a bright living room, air conditioning, Wi-Fi, and several outdoor spaces: a garden, terraces, and a small pool perfect for relaxation.

Its location is ideal for enjoying Cannes: the train station is 800 meters away, the city center is within walking distance, and a bus stop is just 50 meters away.

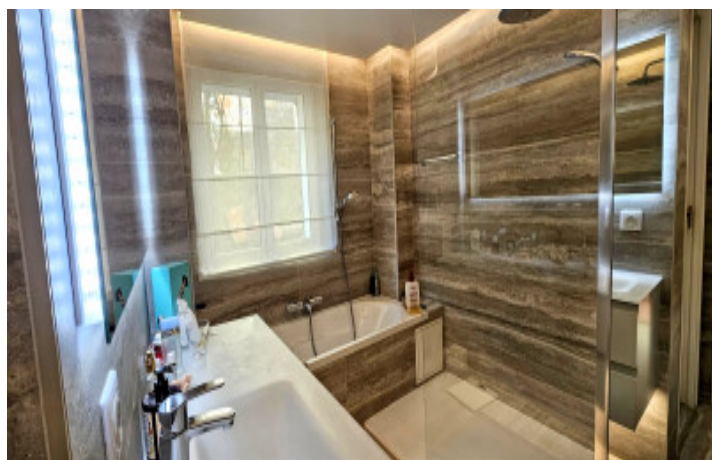
A true haven of peace, practical, comfortable, and perfectly suited for a successful holiday on the French Riviera.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Rare Opportunity in Cannes – Elegant House with Garden, Terraces and Pool, Steps from the Croisette

Discover this charming home located in a peaceful setting in the heart of Cannes, just a few minutes' walk from Rue d'Antibes, the Croisette beaches, and all amenities. An exceptional address offering comfort, privacy, and an outstanding quality of life.

The property features a bright living room, three bedrooms, each with its own en-suite bathroom, as well as multiple outdoor areas: a landscaped garden, sunny terraces, and a small swimming pool, ideal for relaxing and enjoying the Mediterranean climate.

Fully equipped, it provides optimal comfort: air conditioning, Wi-Fi, electric shutters, outdoor lighting, alarm system, barbecue, and a fully fitted kitchen with refrigerator, freezer, oven, microwave, cooktop, dishwasher, and coffee maker. The house also includes a washing machine, dryer, iron, hair dryer, along with a CD player and DVD player.

Located just 800 m from the train station and 50 m from a bus stop, this property offers an ideal location, combining tranquility with walk-everywhere convenience.

A rare opportunity in Cannes: a true haven of peace, perfectly suited as a primary residence, holiday home, or high-end investment.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1 627 EUR

Taxe habitation: EUR

NOTES