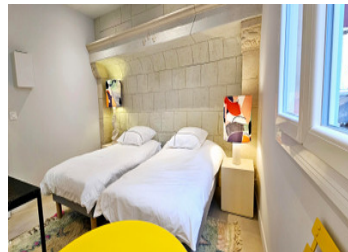


Little building with 3 studios and 1 studio or commercial space in Cannes city center



## INFORMATION

|             |                 |
|-------------|-----------------|
| Town:       | Cannes          |
| Department: | Alpes-Maritimes |
| Bed:        | 3               |
| Bath:       | 3               |
| Floor:      | 60 m2           |
| Plot Size:  | 0 m2            |

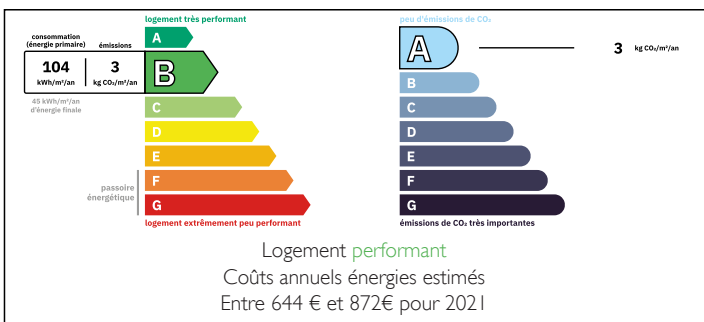
## IN BRIEF

This three-story building in Cannes' historic and commercial district comprises four studios, including one ground-floor studio or commercial space.

Each studio is equipped with a shower room, toilet, air conditioning, and kitchenette.

Excellent seasonal rental potential. Ideal location for conferences, holidays, and seasonal workers.

## 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

Charming Renovated Building – Le Suquet, Cannes

Located in the heart of Cannes' historic district of Le Suquet, this charming two-storey building represents an excellent investment opportunity.

The property comprises three fully renovated studio apartments, plus an additional studio (or commercial space) on the ground floor. Each unit has been tastefully refurbished and features its own shower room with WC and a fitted kitchenette.

The entire building has been restored with care and style, combining modern comfort with the authentic charm of the old town. Quietly situated, it enjoys a prime location within walking distance of the Palais des Festivals, beaches, and local shops.

Strong seasonal rental potential – ideal for congress attendees, holidaymakers, and seasonal workers.

A rare opportunity in a highly sought-after area.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES