

Cannes – Provence-Alpes-Cote d'Azur

## By the Beach - Renovated 3-bedroom Apartment with sea view

*Property ID: 85138080*



PURCHASE PRICE: 749.000 EUR • LIVING SPACE: ca. 75,38 m<sup>2</sup> • ROOMS: 4

Property ID: 85138080 - 06400 Cannes – Provence-Alpes-Cote d'Azur

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## At a glance

|                      |              |
|----------------------|--------------|
| Property ID          | 85138080     |
| Living Space         | ca. 75,38 m² |
| Floor                | 3            |
| Rooms                | 4            |
| Bedrooms             | 3            |
| Bathrooms            | 2            |
| Year of construction | 1989         |

|                                  |             |
|----------------------------------|-------------|
| Purchase Price                   | 749.000 EUR |
| Total Space                      | ca. 76 m²   |
| Modernisation /<br>Refurbishment | 2020        |
| Equipment                        | Terrace     |

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## Energy Data

|                                   |            |
|-----------------------------------|------------|
| Energy certificate<br>valid until | 07.08.2034 |
|-----------------------------------|------------|

|                    |                                   |
|--------------------|-----------------------------------|
| Energy Certificate | Energy consumption<br>certificate |
|--------------------|-----------------------------------|

|                             |             |
|-----------------------------|-------------|
| Final energy<br>consumption | 116 kWh/m²a |
|-----------------------------|-------------|

|                            |   |
|----------------------------|---|
| Energy efficiency<br>class | C |
|----------------------------|---|

|                                                            |      |
|------------------------------------------------------------|------|
| Year of construction<br>according to energy<br>certificate | 1989 |
|------------------------------------------------------------|------|

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## A first impression

Cannes Sole Agent - Enjoy the sea breeze and 180 degree views of the Mediterranean from this three bedroom renovated apartment. Situated on the water front in the sought after Croix des Gardes area of Cannes, the apartment offers views of the Bay of Cannes, the Lerins Islands and the Esterel Mountains. Ideally located, the beach, shops, restaurants and the center of Cannes are all within walking distance. With a livable surface of 75 square meters, the apartment has been tastefully renovated and comprises: an entrance hall, a spacious living room with open plan kitchen opening up onto the terrace and the views of the sea and the park, a separate part with master bedroom, two more bedrooms and two bathrooms. Private parking space in underground carpark and cellar accessible by elevator. The building is set in a beautiful park with shared swimming pool. Nice International Airport can be reached in 30 minutes by train or car.

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## Contact partner

For further information, please contact your contact person:

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*To Disclaimer of von Poll Immobilien GmbH*

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