

**Ref: FRPS079 - Good value apartment in central Cannes**

**Town: Cannes**



**Price** 395,000 Euros  
**Land Size** 0 m<sup>2</sup>  
**Bathrooms / Shower Rooms** 1

**Living Space** 78 m<sup>2</sup>  
**Number of Bedrooms** 2

### Property Description

**REDUCED TO 380K EUROS FOR IMMEDIATE SALE**

Good size comfortable apartment in central Cannes, offering 2 double bedrooms and fully renovated in well-maintained building with Gardienne. Situated on a high floor with lift. Included is a large basement cave.

There are 3 main rooms plus a large integrated loggia of 14m<sup>2</sup> added to the internal apartment of 64m<sup>2</sup>. All light, bright and calm.

The whole has just been completely renovated to very high standard with good wooden floors throughout, new American kitchen, good fitted wardrobes in both bedrooms, all new equipment, new electrics. 4 airconditioning units.

There is a long entrance hall, 2 toilets and 1 bathroom/shower nicely fitted with red lacquered doors hiding a washer/dryer and under-sink cupboard. New hot water heater and all new electrics. 2 double bedrooms and a comfortable salon with newly fitted American kitchen. Integrated loggia access from both salon and master bedroom. This would make a comfortable and conveniently located home.

The full central-heating is included in the service charges of under 250 pm.

Facing S/SW with very small view of the sea. Located behind the Martinez hotel and therefore just minutes to walk through to the Croisette and beaches. Opposite the Cannes Tennis Club. **Good sought-after area.**

64m<sup>2</sup> = approx 690 sq ft

14m<sup>2</sup> = approx 150 sq ft

78m<sup>2</sup> = approx 840 sq ft

### Property Features

**Air-conditioning**   **Lift**   **Entry phone**   **Electric Sun awning**   **Janitor/Concierge/Gardian**  
**washing machine**

**Extra Photos**





### DPE Energy Performance Rating

