



## Two bedroom apartment with exceptional address

Cannes, French Riviera, 06400

Asking Price €2,390,000\* Agency fees payable by the vendor. Fee table available online at [savills.fr](https://www.savills.fr) and on request.



- Ideally located for the centre
- Spacious rooftop terrace
- 2 bedrooms
- Completely refurbished
- Garage and cellar
- 91 sq m
- EPC: D (165) GES: A (5)
- CAN200106

### About this property

Situated in a magnificent bourgeois building, this bright top floor apartment is boasting a glimpse of the sea and charming city views from a spacious rooftop terrace of approximately 36 sq m.

Benefiting from an exceptional address, 50 meters from the sea and 100 meters from the Palais des Festivals, the accommodation of approximately 91 sq m includes a contemporary reception room with an open plan fully fitted kitchen, two en suite bedrooms, a guest toilet, and a laundry. One bedroom offers an access to a private terrace.

Sold with a cellar and a garage, facing the residence.

### Location information

Cannes, a resort town on the French Riviera, located in the Alpes-Maritimes department, is a host city of the annual Cannes Film Festival, MIPIM, and Cannes Lions International Festival of Creativity. It is known for its association with the rich and famous, its luxury hotels and restaurants, and conferences.

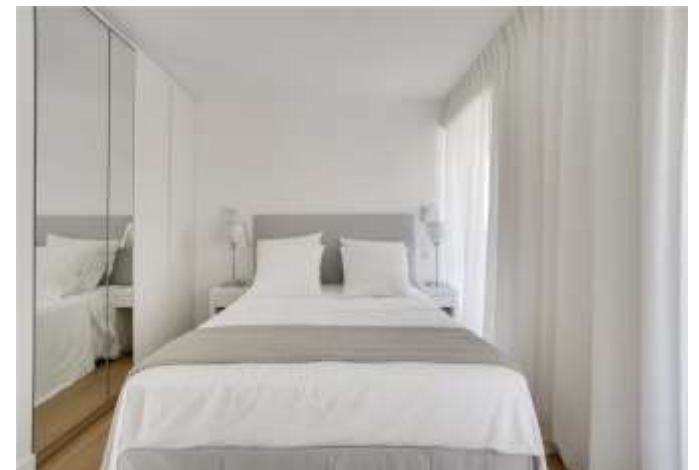
The famous Boulevard de la Croisette, curving along the coast, is known for picturesque beaches, restaurants, cafés and boutiques. There's still enough natural beauty: the harbour, the bay, the clutch of islands off the coast and the old quarter, Le Suquet, full of charm and history. It is home of luxury properties for sale and the best investment opportunities with a large choice of apartments for sale and to let.

Cannes is located of approximately 27km from Nice International Airport, 55km to Monaco and 85km to Saint Tropez.

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cannes Office.  
Telephone: +33 (0)4 97 06 06 90.





Cannes, French Riviera, 06400  
Gross Internal Area 980 sq ft, 91 m<sup>2</sup>  
Cellar  
Garage  
Taxe foncière 2019: €1,100  
Charges: €280 per trimester

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