



## Requiring refurbishment apartment with terrace

**Cannes, French Riviera, 06400**

**€380,000** \* Agency fees at the charge of the vendor. Fee table available online at [savills.fr](https://www.savills.fr) and on request.





- Requiring refurbishment
- Luxurious secure residence
- 2 swimming pools and tennis court
- 1 bedroom, 1 bathroom
- Spacious terrace of 20 sq m
- 50 sq m
- DPE : D (208) GES : E (48)
- CAN210015

#### About this property

Located in the hills of La Californie, this sought-after secure residence with caretaker 24/24 and a concierge includes two swimming pools and a tennis court, all surrounded by a splendid garden with beautiful views over the sea.

Requiring refurbishment, this charming apartment benefits from a West facing spacious terrace (20 sq m) with garden views and a glimpse of the sea. The accommodation of approximately 50 sq m, features an entrance hall, a reception room with dining area, a kitchen, one bedroom and a bathroom.

A parking space on the basement level and a cellar complete this property. Great potential. Central heating, electric and manual blinds and shutters.

#### Local 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** 538 sq ft, 50 m<sup>2</sup>  
**Luxurious secure residence**  
**2 swimming pools, a tennis court**  
**Spacious terrace of 20 sq m**  
**Land tax: circa 1,017€ per year**



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**Savills Cannes**  
**+33 (0)4 97 06 06 90**  
[cannes@savills.com](mailto:cannes@savills.com)



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