



## A refurbished apartment, ideally located for the centre

**Cannes, French Riviera, 06400**

**€1,250,000** \* Agency fees payable by the vendor. Fee table available online at [savills.fr](https://www.savills.fr) and on request.

Honoraires à la charge du vendeur. Barème des honoraires de transaction disponible en ligne sur [savills.fr](https://www.savills.fr) et sur demande.



- Ideally located for the centre
- Completely refurbished
- 3 en suite bedrooms
- Open city views
- Ideal rental investment
- 90 sq m
- EPC: D (179) GES: D (33)
- CAN220047

- Au cœur du centre-ville
- Entièrement rénové
- 3 chambres en suite
- Vue dégagée sur la ville
- Idéal investissement locatif
- 90 m<sup>2</sup>
- DPE: D (179) GES: D (33)
- CAN220047

### About this property

Ideally located for La Croisette, the shops and the Palais des Festivals, this completely refurbished apartment is situated within a sought-after residence with a lift.

A luminous and spacious accommodation of 90.47 sq m (Loi Carrez) benefits from open views and includes a spacious reception room with a fully equipped open plan kitchen, as well as three bedrooms with en suite shower rooms.

Perfect rental investment.

Annual energy charges (2021): 985€

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cannes Office.

Telephone: +33 (0)4 97 06 06 90.

### Cette propriété

Idéalement situé à quelques pas de la Croisette, des commerces et du Palais des Festivals, ce superbe quatre pièces entièrement rénové se trouve dans une résidence de standing avec ascenseur.

Très lumineux et avec belle hauteur sous plafond, l'appartement de 90.47m<sup>2</sup> Loi Carrez bénéficie d'une vue dégagée et comprend un spacieux séjour avec une cuisine ouverte entièrement équipée, ainsi que trois chambres avec leur salles de douches en suite.

Idéal investissement locatif.

Frais annuels d'énergie (2021): 985€

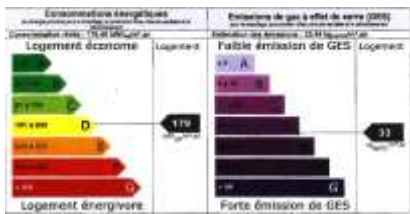
### Visites

Toutes les visites seront accompagnées et sont strictement organisées au préalable par Savills Cannes Office.

Telephone: +33 (0)4 97 06 06 90.







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