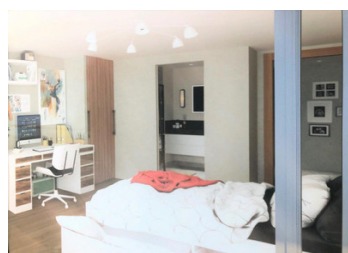
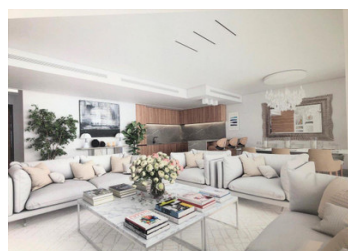
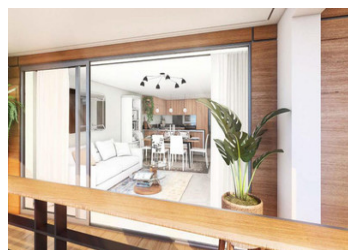


## Fully Renovated 2-Bedroom Apartment in a Luxury Residence



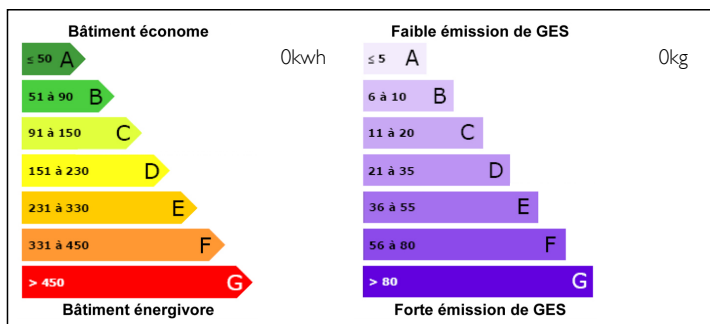
## INFORMATION

Town:	Cannes
Department:	Alpes-Maritimes
Bed:	2
Bath:	0
Floor:	95 m2
Plot Size:	0 m2

## IN BRIEF

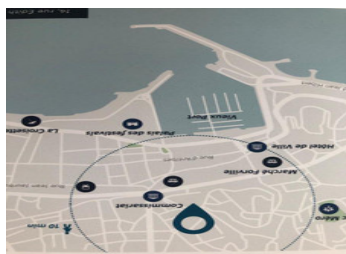
A 5 minute walk from the Palais des Festivals, quiet, in a luxury residence in the process of being completely renovated, from the facade to common areas as well as the 17 apartments, from studios to 5 rooms, with high quality materials. Delivery scheduled for 2022. This spacious 2-bedroom apartment of 95.50 m<sup>2</sup> comprises an entrance hall with cupboard, a living area of 31 m<sup>2</sup> living room and open kitchen, opening onto a terrace. Two en-suite bedrooms with wardrobes and shower rooms (with toilet), and a guest toilet. Ideal pied à terre and good rental yield. Option to buy an underground parking space.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

A 5 minute walk from the Palais des Festivals, quiet, in a luxury residence which will be completely renovated, from the facade to common areas as well as the 17 apartments, from studios to 5 rooms, with high quality materials. Delivery 2022.

Spacious 3-room apartment of 95.50 m<sup>2</sup> composed of an entrance hall with cupboard, a living area of 31 m<sup>2</sup> living room and open kitchen, opening onto a terrace. 2 en-suite bedrooms with wardrobes and shower rooms, (with toilet), and a guest toilet.

Ideal pied à terre and very good rental yield

Possibility to buy underground parking

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES