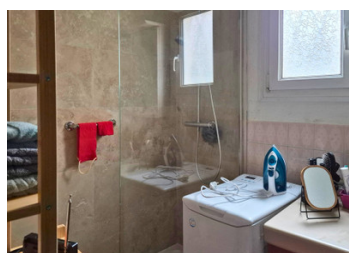
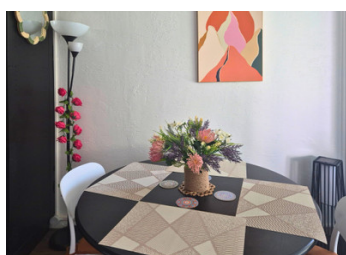
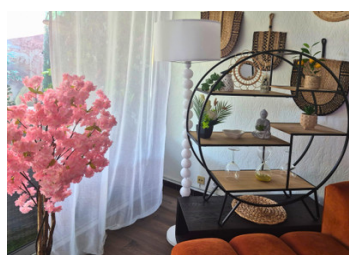


Cannes-La-Bocca - Renovated furnished 2-bedroom apartment with terrace and private garden



INFORMATION

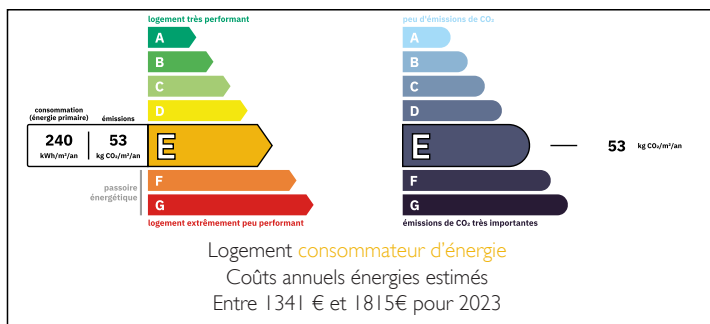
Town:	Cannes
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	68 m ²
Outside Space:	21 m ²



IN BRIEF

In Cannes-La-Bocca, close to beaches, shops, schools and transport, this dual-aspect ground-floor apartment offers 68.52 m² of interior space and a genuine outdoor lifestyle. Recently renovated and presented in excellent condition, it includes a bright 17 m² sitting room, an 11.54 m² fitted kitchen with dining area, two bedrooms of 11.60 m² and 9 m², a refurbished bathroom, separate WC, dressing area, storeroom and generous storage. The 21 m² terrace extends to an approximately 10 m² exclusive-use garden, ideal for outdoor dining and relaxation. Double glazing, electric shutters, communal heating, entry code and an alarm system complete the property. Sold fully furnished and equipped, it is ready to enjoy as a main home, a Cannes pied-à-terre or a rental investment.

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

Located in Cannes-La-Bocca, this well-presented two-bedroom apartment combines a practical dual-aspect layout with a valuable private outdoor area, close to beaches, shops, schools and public transport.

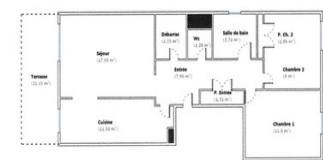
The apartment occupies the ground floor of a residence with a lift and provides 68.52 m² of private floor area. Its north-south orientation and windows on both sides provide natural light, effective ventilation and a comfortable separation between the living and sleeping areas.

The entrance leads to a bright 17.03 m² sitting room, decorated in a warm contemporary style. The adjoining 11.54 m² fitted kitchen includes a dining area and opens directly towards the terrace. Together, the sitting room and kitchen provide almost 29 m² of everyday living and entertaining space.

The sleeping accommodation comprises two bedrooms measuring 11.60 m² and 9 m². There is also a recently refurbished bathroom, a separate WC, a dressing area, a storeroom and several fitted cupboards. This generous storage makes the apartment equally practical as a permanent residence or a holiday home.

The main attraction is the outdoor area. A 21 m² terrace extends the living accommodation and provides ample room for outdoor dining and relaxation. It is complemented by an approximately 10 m² garden held for the apartment's exclusive use, creating an additional open-air living space rarely found in an urban coastal setting.

Recently renovated and presented in excellent condition, the apartment benefits from PVC double-glazed windows, electric shutters, communal gas heating, a secure entry code and an alarm system.



LOCAL TAXES

Taxe foncière: **985 EUR**

NOTES