AGENCE

MAYENT Agence immobilière Real estate agency +33 (0)4 93 94 21 54 Les plus beaux appartements

The most beautiful apartments

## 785 000 €

- For sale maison de ville 4 rooms Surface : 121 m<sup>2</sup> Surface of the living : 26 m<sup>2</sup> Year of construction : 1964 Exposition : Sud View : Jardin Hot w ater : Electrique Inner condition : good Couverture : Tuiles Features : Double Glazing, Automatic Watering, Calm
- 3 bedroom 2 terraces 1 bathroom 1 show er 3 WC 1 parking

## Legal information 785 000 € fees included 6,08% VAT of fees paid by the buyer (740 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr,





## Maison de ville 4157 Cannes

Rare townhouse just a stone's throw from the center of Cannes Located in absolute calm, this house will seduce you with its very calm, green residential environment while being located a few minutes walk from the center of Cannes. Developed on 3 levels, it is composed of: On the ground floor, an entrance hall, a living room, a separate kitchen, a toilet and a laundry area, all opening onto a beautiful terrace with its garden of approximately 50 m<sup>2</sup> A staircase leads to the first floor which consists of two bedrooms, a bathroom and a balcony. Finally, a 46 m<sup>2</sup> apartment benefits from independent access and is composed of a beautiful living room with an American kitchen of 31 m<sup>2</sup>, a bedroom, a shower room with toilet and a pleasant terrace.

Document non contractuel - 28/04/2025



## Agence Mayent - 75, La Croisette - 06400 Cannes Tél. +33 (0)4 93 94 21 54 - info@agencemayent.com - www.agencemayent.com - Real Estate in Cannes Carte professionnelle n°CPI 0605 2018 000 033 765 - Préfecture ALPES MARITIMES SIRET 799 388 590 RCS CANNES - Document non contractuel