

CANNES (POINTE CROISSETTE) 06400 FRANCE

€1,150,000

150 Years

JOHN D WOOD & CO.

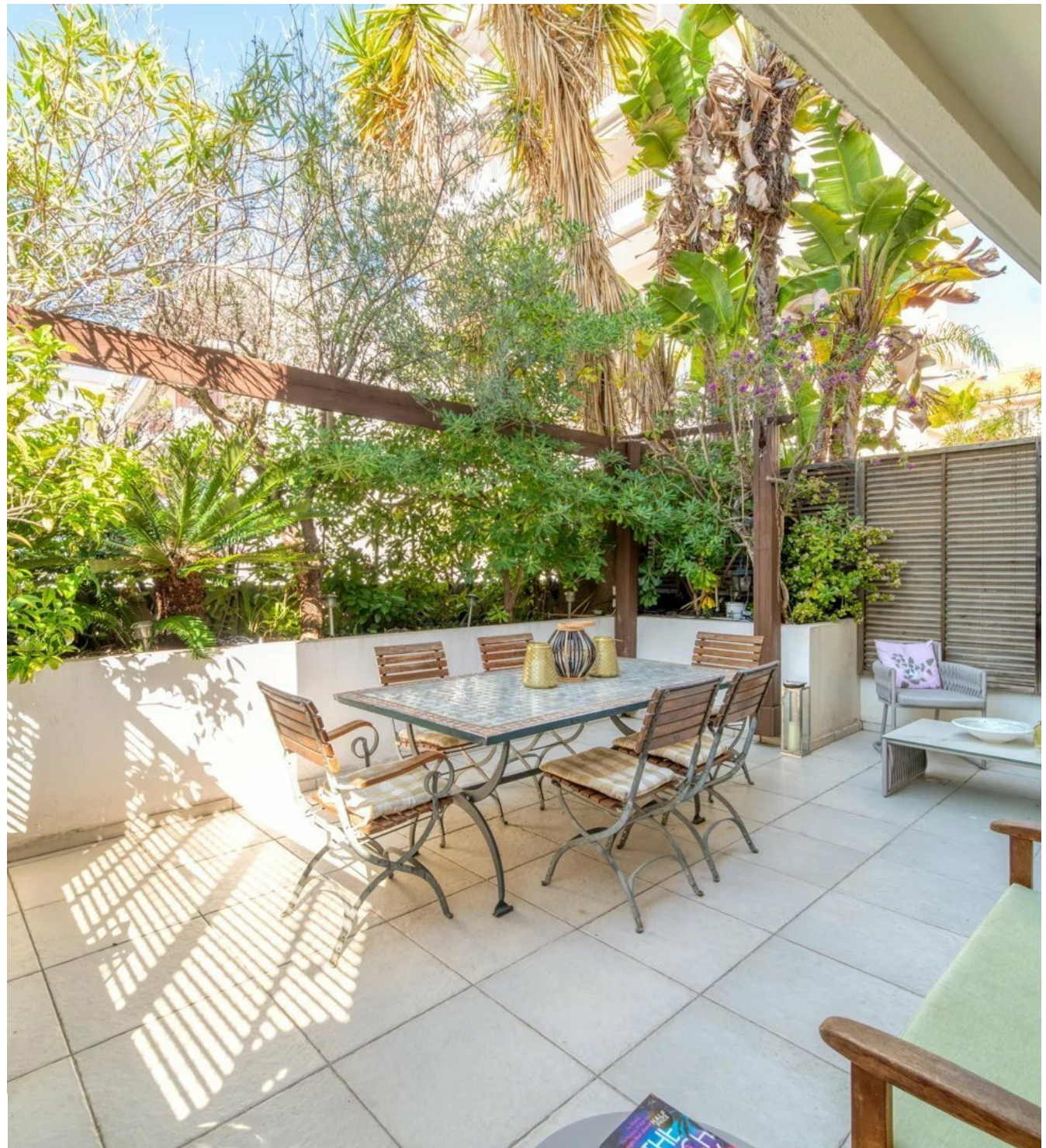
London, Country & International Property

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Nestled in a sought-after residential setting in the peaceful Basse Californie area, this charming 114.09 sqm triplex house (Carrez law) is part of an intimate residence comprising only three units. Its prime location allows for an easy walking lifestyle, with shops, schools, and beaches all within close proximity. The main level features a bright and spacious living area including a lounge, a fully equipped kitchen, and guest toilets, all opening onto two terraces facing East and West, offering nearly 50 sqm of outdoor space. The intermediate floor comprises two bedrooms and a study, along with a shower room and separate toilets.

114 m

€1,150,000



The top floor hosts two additional bedrooms, one with its own en-suite shower room, a separate bathroom, and a pleasant wraparound terrace of approximately 20 sqm facing East / South-East. Fully air-conditioned and sold furnished, the property also includes a double closed garage, a cellar, and a fitted laundry room. Annual charges are approximately €1,000. A property with many advantages, ideal as a primary residence, a holiday home, or a high-quality rental investment. Nombre de lots dans la copropriété: 3 - Montant moyen de la quote-part de charges courantes 1,000 €/yearly

