



LE CANNET 06110 FRANCE

**€699,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

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What if you invested in a property that can adapt to all your projects? Discover this house of approximately 160 m<sup>2</sup>, composed of three independent units spread over three levels — an ideal configuration to accommodate a large family while preserving everyone's privacy, or to generate attractive rental income. On the ground floor, with high ceilings, a spacious 75 m<sup>2</sup> two-bedroom apartment opens onto a pleasant private garden of 55 m<sup>2</sup>. It features a bright living room with a fully equipped open-plan kitchen, two spacious bedrooms including one with a large walk-in closet, a bathroom with bathtub, and separate toilets.

**169 m**

**€699,000**



On the first floor, a comfortable 33 m<sup>2</sup> studio with a balcony offers lovely open views with a glimpse of the sea. Functional and well laid out, it also includes storage space and a modern shower room with WC. Finally, on the top floor, a 49 m<sup>2</sup> apartment with two bedrooms also benefits from a pleasant open view with a glimpse of the sea. Each unit has its own entrance, a parking space, and a large cellar, ensuring complete independence. Possibility of adding an additional living surface or creating a beautiful terrace with sea view. Shops and schools nearby, with transport within walking distance, allowing easy access to the train station, Cannes city center, and its sandy beaches. Motorway access is less than 5 minutes away. This rare property offers numerous possibilities: family residence, multi-unit rental investment, or a combination of primary residence and additional income.



