

# French Properties

ONLINE

Price on application

2 bedroom apartment

**Exposition:** south

**View :** garden

**Kitchen:** fitted kitchen

**Heating:** individual air conditioning

**Inner condition:** excellent

**Features:**

calm, shops at walking distance, air conditioning

2 bedroom

1 terrace

2 bathrooms

3 WC

1 parking

**Energy class (dpe):** Unavailable

**Emission of greenhouse gases (ges):**

Unavailable

Document non contractuel

04/01/2026 - Prix T.T.C



## Apartment Cannes

Like a house right in the heart of Cannes: Bourgeois / Art Deco apartment with private garden. Discreetly tucked away at the end of a private lane and surrounded by greenery, this refined apartment of approximately 90 m<sup>2</sup> combines the elegance of a bourgeois / Art Deco residence with the charm and intimacy of a private townhouse. Just a 5-minute stroll from Rue d'Antibes, the Croisette, and the beaches, it offers the rare privilege of both tranquility and proximity to the best of Cannes — its luxury boutiques, vibrant cafés, fine dining, and the world-famous Palais des Festivals. Beautifully renovated in 2021 with taste and high-quality finishes, the apartment features a spacious living room, a semi-open fully equipped kitchen with city gas, and a dining area opening onto a beautiful terrace. The night area offers two comfortable bedrooms, including a master suite with its own bathroom and WC, an additional shower room with WC, and a guest toilet. A large storage area completes the property. Fully air-conditioned, the property ensures year-round comfort. Outdoors, a private 40 m<sup>2</sup> landscaped garden and a 12 m<sup>2</sup> terrace provide a serene retreat, perfect for entertaining or enjoying the southern exposure. A rare advantage in central Cannes: private parking directly

