

# French Properties

ONLINE

€3 250 000

Surface : 376 m<sup>2</sup>

View : urban

Building condition: good

**Features:**

beach w alk, calm, shops at w alking distance, air conditioning

12 bedroom

12 bathrooms

12 WC

Energy class (dpe): D

Emission of greenhouse gases (ges): B



## Immeuble Cannes

**RARE OPPORTUNITY - HIGHLY PROFITABLE RENTAL PROPERTY IN THE HEART OF SUQUET, CANNES.** Ideally located in the historic Suquet district, a stone's throw from the port, beaches, shops and Palais des Festivals, this character building offers a rare investment opportunity in the heart of Cannes. The building is currently operated as a hotel residence, offering very good rental profitability throughout the year. Future buyers have the option of continuing the current operation without interruption. Main features : · Total surface area: 376.18 m<sup>2</sup> loi Carrez (+ common areas) · 12 apartments with strong rental potential · A dependency · Well-maintained common areas · All apartments feature free Wi-Fi and a fully equipped kitchen with dishwasher and oven. Living rooms are air-conditioned and feature satellite TV. Bathrooms are equipped with a shower. Major assets : · Privileged location: within walking distance of the beaches, port and Palais des Festivals · Situated in a pleasant pedestrian street full of good restaurants, less than 250 metres from the Marché Forville. · Lively, sought-after neighborhood: close to shops and attractions · Very good rental profitability · Ideal year-round investment opportunity high

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