

# French Properties

ONLINE

€579 900

**2 bedroom apartment**  
**Surface : 72 m<sup>2</sup>**  
**Surface of the living room: 27 m<sup>2</sup>**  
**Terrace area: 7 m<sup>2</sup>**  
**Exposition:** southw est  
**View :** urban  
**Kitchen:** fitted kitchen  
**Hot water:** Individual  
**Heating:** individual air conditioning  
**Inner condition:** excellent  
**Building condition:** good

**Features:**

double glazing, beach w alk, shops at w alking distance, lift, Not overview ed, air conditioning

2 bedroom  
1 terrace  
1 bathroom  
1 shower  
1 WC  
1 parking

**Energy class (dpe): B**

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

Document non contractuel  
22/12/2024 - Prix T.T.C



## Apartment 750 Cannes

CANNES, 50 METERS FROM THE CROISSETTE, MAGNIFICENT 3 ROOMS WITH HIGH STANDARD AND PRIVATE PARKING Located a few meters from the famous Croisette beach and Rue d'Antibes, in the Le Palais rose residence at the start of Avenue de Madrid, we are pleased to present to you a superb 3-room apartment on the 2nd floor of a surface area of 72m2 with a south-facing terrace of 7m2. It is composed of a spacious living room of 27m2 giving access to the terrace, a fully equipped American kitchen and its dining area, 2 large master bedrooms of 14m2 each, one has a large bathroom with bathtub and shower, the other has a wonderful shower room. You will also find a separate toilet as well as numerous storage cupboards. The apartment was completely renovated 4 years ago by a professional and the services and layout are of very high quality, reversible air conditioning, double glazing in all rooms. The apartment is sold furnished. Local shops are located a few steps from the residence. As for transport, the bus and train station are a 15-minute walk away. These give you direct access to Nice airport, Antibes city center, Juan les Pins, La Napoule, Nice, Cagnes sur mer, Menton and a multitude of other destinations. You will find a bus stop 50 m from

