

# BY BLUE

## INTERNATIONAL REALTY

For sale in Cannes 2 Bedroom apartment with private garden in Cannes



Cannes - 339 000 €

Ref. 85557783

Discover this charming 3-room apartment of 58 m<sup>2</sup>, ideally located in the very popular district of Basse Californie in Cannes. This residential and quiet area offers an exceptional location, in the immediate vicinity of all shops, schools, bus lines, and only 10 minutes walk from the famous Croisette and the beaches.

This well-appointed apartment includes an American kitchen open to the living room, creating a friendly and bright living space. The two bedrooms, spacious and comfortable, offer everything necessary for a practical and pleasant life.

The real asset of this property is its private garden of 87 m<sup>2</sup>, a rare and precious space in Cannes, ideal for enjoying moments outdoors, organizing outdoor meals or simply relaxing in peace.

A cellar completes this property, offering additional storage space.

Whether you are looking for a main residence, a second home or a rental investment, this apartment represents a great opportunity in a sought-after area for its living environment and its proximity to the attractions of Cannes.

Don't wait any longer to come and discover this property which combines comfort, practicality

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and a privileged location!

Living area : 58 m<sup>2</sup>

Bedrooms : 2

Exposition : South, South-west

Rooms : 3

✓Cave

Property tax : 1 263 €

Fees payable by vendor

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