

# BY BLUE

## INTERNATIONAL REALTY

For sale magnificent 120m2 apartment in Le Cannet Pen Chai



**Le Cannet - 749 000 €**

Ref. 85714696

Located in a quiet, sought-after area of Le Cannet, this 120 m<sup>2</sup> ground-floor flat for sale combines modernity and comfort. Recently renovated, it offers 3 bedrooms, a functional study, a lounge, a dining room opening onto a fitted kitchen, as well as 2 bathrooms and 2 toilets.

The outside areas, totalling around 300 m<sup>2</sup>, are exceptional, with a terrace and private garden offering uninterrupted views of the greenery. Ideal for relaxing or entertaining.

Top-of-the-range features include ducted air conditioning, home automation, large double-glazed aluminium windows, electric shutters and blinds, fibre optics, automatic watering and exterior lighting. The property also includes plenty of cupboards and storage space, 2 cellars, a basement garage and off-street parking.

Close to all amenities, 2 minutes from the town centre, 10 minutes from the beaches and 5 minutes from the motorway, this flat is a rare opportunity. Triple aspect (south, east and west) for optimum light.

Living area : 120 m<sup>2</sup>

Bedrooms : 3

Surface area of land : 300.00 m<sup>2</sup>

Exposition : East, West, South Rooms : 6

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✓Cave

✓Terrace

Fees payable by vendor

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