



STUNNING DUPLEX WITH A TERRACE IN A RESIDENCE WITH A POOL

zone | 06400 Cannes | Reference : BP 2608

Price upon request

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PROPERTIES

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FR-06400 Cannes | zone | **Price upon request**

Agency: Millenium Properties
Ref: BP 2608

Ideally located in **Cannes**, just a few minutes from downtown and the ocean, near the Oxford Clinic, this superb duplex offers a privileged living environment within a residence sought after for its tranquility and lush green surroundings.

With a total area of **145 m², or approximately 138 m² of living space**, the apartment occupies the **first and top floors** of a small, intimate condominium with an elevator, a swimming pool, and a magnificent landscaped garden.

Boasting a **south-facing orientation**, the property captivates with its beautiful natural light, generous spaces, and unobstructed view offering a glimpse of the sea.

The first level consists of a spacious **living room of over 50 m²**, fully air-conditioned and opening onto a pleasant **terrace of approximately 20 m²**, ideal for enjoying the climate of the French Riviera. A separate kitchen, a master suite with a shower room and toilet, and a laundry room complete this level.

Upstairs, the sleeping area features two beautiful bedrooms.

A enclosed garage of approximately 25 m² as well as a basement storage room round out this property.

Price: upon request

CHARACTERISTICS

Reference: **BP 2608**

Type: **Duplex/two-level**

Availability: **To agree**

Rooms: **4**

Bedrooms: **3**

Location floor: **Attic**

Living area: **138 m²**

Useful surface: **145 m²**

Parking spaces: **Yes, obligatory**

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PROPERTIES

For more information or to schedule a tour, please contact us.

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CHARACTERISTICS

FR-06400 Cannes | zone | **Price upon request**

CHARACTERISTICS

Availability	To agree	Living area	138 m²
Type	Duplex/two-level	Useful surface	145 m²
Reference	BP 2608	Terrace surface	20 m²
Rooms	4	Parking spaces	Yes, obligatory
Bedrooms	3	Interior parking	1
Location floor	Attic		

CONVENIENCES

NEIGHBOURHOOD

- City centre
- Park
- Beach
- Harbour
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly

OUTSIDE CONVENIENCES

- Terrace/s
- Garden in co-ownership
- Swimming pool

INSIDE CONVENIENCES

- Lift/elevator
- Eat-in-kitchen
- Bright/sunny
- Garage

EQUIPMENT

- Connections for washing tower

ORIENTATION

- South

EXPOSURE

- Favourable

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PROPERTIES

VIEW

- Nice view
- Clear

- Sea

- Park