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PROPERTIES



EXCEPTIONAL PROPERTY – CANNES

zone | 06400 Cannes | Reference : BP 2404

CHF 889,400.-

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EXCEPTIONAL PROPERTY – CANNES

FR-06400 Cannes | zone | **CHF 889,400.-**



Agency: Millenium Properties
Ref: BP 2404

Confidential Sale | Off-Market

Located in one of Cannes' most sought-after areas, this rare property enjoys a privileged setting just a few minutes from the Croisette, the beaches, and the iconic addresses of the French Riviera.

Located in the highly desirable residential neighborhood of Basse Californie, only a few meters from the Croisette, Port Canto, and the beaches, this rare property benefits from a prime location in the heart of Cannes, within immediate proximity to shops, restaurants, and all amenities.

The house, offering approximately 100 sqm of living space, is currently divided into three separate apartments, providing numerous possibilities for reconfiguration and optimization depending on the project.

A magnificent rooftop terrace completes the property, creating a true outdoor living space where one can fully enjoy the Mediterranean climate and a rare open view for this area.

Set on a plot of approximately 300 sqm, the property also allows parking for two vehicles, a highly sought-after advantage in this central neighborhood.

Renovation works are to be expected, offering an excellent opportunity for value

CHARACTERISTICS

Reference: **BP 2404**

Type: **Single family house**

Availability: **Immediate**

Rooms: **5**

Bedrooms: **4**

Bathrooms: **3**

Living area: **100 m²**

Ground surface: **300 m²**

Heating type: **Electricity**

Heating installations: **Radiator, Floor**

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enhancement, whether as a primary residence, a long-term asset investment, or a high-yield rental property, particularly by maintaining the current configuration.

Thanks to its strategic location and strong potential, this property represents a truly prestigious address in Cannes. It may also suit mixed-use purposes, allowing the combination of professional activity and residential use.

For those who appreciate unique properties, the rooftop offers exceptional potential, with the possibility of installing a jacuzzi and creating a private relaxation area without overlooking neighbors.

A rare opportunity on the Cannes property market.

Price: 980,000 €

A property not to be missed.

Some images have been generated or enhanced using artificial intelligence for illustrative purposes and are non-contractual.

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CHARACTERISTICS

FR-06400 Cannes | zone | **CHF 889,400.-**

CHARACTERISTICS

Availability	Immediate	Heating type	Electricity
Type	Single family house	Heating installations	Radiator, Floor
Reference	BP 2404	Condition of the property	Good
Rooms	5	Standing	Standard
Bedrooms	4	Living area	100 m²
Bathrooms	3	Ground surface	300 m²

CONVENIENCES

OUTSIDE CONVENIENCES

- Parking

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PICTURE(S)



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