



848 000 €

**For sale maison contemporaine**

**7 rooms**

**Surface : 200 m<sup>2</sup>**

**Surface of the living : 55 m<sup>2</sup>**

**Surface of the land : 591 m<sup>2</sup>**

**Year of construction : 1974**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : A rafraichir**

**Couverture : Toit terrasse**

**Features :**

pool, Bedroom on ground floor, double glazing, Laundry room, Automatic gate

5 bedroom

1 terrace

3 bathrooms

1 shower

4 WC

1 garage

2 parkings

**Legal information**

848 000 € fees included

4,18% VAT of fees paid by the buyer (814 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Maison contemporaine 2492 Cannes-la-Bocca

In a quiet and residential area, Californian-inspired architect's house, modern and functional, less than 10 minutes' walk to the sea and all the shops in the city center. A small train station is nearby and the train takes you to Cannes city center in 3 minutes. The house benefits from exceptional brightness, thanks to its large rooms, southern exposure and large bay windows. With its own entrance, the main flat takes the entire first floor. It is made of three large bedrooms, three bathrooms, a large kitchen and a beautiful 55 sq.m south facing living and dining room. The garden level consists of an independent one-bedroom flat, with its own kitchen and living room, a separate room used as an office and a garage. Perfectly well laid out, the building may have various possibilities, mixing family and professional projects, such as accommodation for a relative, a liberal activity, teleworking, etc. Some remodelling would transform this...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1390 and 1940 € (reference year 2021)  
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CPI 0605 2016 000 004 179 - CCI Nice Côte d'Azur 21 bd Carabacel 06 000 NICE - Validité 16-02-2025

Garantie par GALIAN 89 rue de la Boétie 75 008 PARIS