



## Price on request

**For sale apartment**

**4 rooms**

**Surface : 120 m²**

**Surface of the living : 53 m²**

**Year of construction : 1900**

**Exposition : Sud**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : A rafraichir**

**Standing : Bourgeois**

**Building condition : good**

### Features :

lift, double glazing, calm, Loggia, electric shutters, Climatisation chambres

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

02/08/2025 - Prix T.T.C



## Apartment 1905 Cannes

Cannes – Downtown: Cathedral Loft with Rooftop Solarium on the Top Floor Info & viewings at 06 13 53 83 12 Right in the heart of Cannes on rue d'Antibes, within a charming historic building with elevator, discover this stunning 120 m² duplex loft, a rare find on the market offering exceptional volume. From the entrance, you will be captivated by the spacious cathedral living room flooded with light, enhanced by exposed beams, a central fireplace, and impressive ceiling height, all contributing to a unique charm. The sleeping area includes two large bedrooms, each with its own bathroom, ensuring comfort and privacy. Upstairs, a third duplex bedroom opens directly onto a 10 m² open-air solarium. The apartment also includes a large cellar in the basement. A garage at the bottom of the building is available as an option—a rare advantage right in the city center. This atypical loft, both warm and contemporary, boasts enormous potential: it combines the character of the old with a modern spirit, while offering the possibility of a tasteful renovation according to your preferences. Ideal for: A primary residence with all the comforts of city living, A charming second home, A high-end seasonal rental investment. A professional activity in a unique space

