

799 000 €

For sale maison de ville

4 rooms

Surface : 119 m<sup>2</sup>Surface of the living : 49 m<sup>2</sup>

Year of construction : 1906

Exposition : Sud

View : Mer

Hot water : Electrique

Inner condition : excellent

External condition : renovated

Features :

double glazing, calm

3 bedroom

1 terrace

3 showers

4 WC

**Legal information**

799 000 € fees included

5,13% VAT of fees paid by the buyer (760 000 € without fees), well condominium (3 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

**Maison de ville 2969 Le Cannet**

There are places that don't just shelter a life: they tell its story. This rare property, halfway between an apartment and a townhouse, perfectly embodies the spirit of Vieux Cannet: a place steeped in history, with a peaceful and authentic atmosphere. Carefully renovated in an old building divided into only three dwellings, this independent triplex offers the comfort of a house with the advantages of an apartment. Imagine your breakfasts on the large 51 m<sup>2</sup> terrace, sheltered from view, with a beautiful sea view and birdsong as a backdrop. Inside, each level reveals a unique atmosphere: a 49 m<sup>2</sup> living room bathed in light, three spacious bedrooms, and several bathrooms for the comfort of the whole family. Here, everything is designed to combine independence, space, and serenity, just a stone's throw from shops, schools, and transport. Village life with everything at your fingertips, in a sought-after residential setting. An exceptional...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 2160 and 2970 € (reference year 2025)  
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