

# BY BLUE

## INTERNATIONAL REALTY

Charming house for sale in Cannes

Cannes - 1 090 000 €

Ref. 83529831

Nestled in the heart of the prestigious Petit Juas area, this charming bourgeois house dating from 1930 offers an exceptional living experience just a few steps from the eminent Stanislas school and just a 5-7 minute walk from the bustling city center and all commodities.

This elegant property extends over two levels, totaling a generous 160 m<sup>2</sup>. It is surrounded by a vast 350 m<sup>2</sup> garden with three terraces, offering multiple outdoor relaxation areas.

Inside, you will discover a carefully thought-out layout, including a spacious living room, a bright dining room, a fully equipped kitchen, four welcoming bedrooms, a functional office, two bathrooms with toilets, as well as a separate toilet. In addition, a large garage and an outdoor parking space guarantee you convenient and secure parking. A laundry room completes the set.

Enjoy a breathtaking view of the hills of California from this residence, which benefits from an ideal South-East exposure. The atmosphere is bathed in tranquility, offering a very pleasant living environment. Reversible air conditioning, present in all rooms of the house, ensures your comfort in all seasons. In addition, in 2021, the roof and facade were completely renovated, thus guaranteeing a home in perfect condition.

Finally, the vast land offers the possibility of installing a swimming pool to enhance your moments of relaxation outdoors. This property is a rare opportunity to acquire a residence of character, combining period charm and modernity, in one of the most popular areas of the city.

Living area : 160 m<sup>2</sup>

Bedrooms : 4

Exposition : South-east

Rooms : 7

Fees payable by vendor

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