

790 000 €

For sale bastide

5 rooms

Surface : 150 m<sup>2</sup>

Surface of the living : 39 m<sup>2</sup>

Surface of the land : 1940 m<sup>2</sup>

Year of construction : 1930

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : to modernize

External condition : good

Couverture : tiles

Features :

Possibilité piscine, Terrasse 26m<sup>2</sup>, Jardin planté, fireplace, air conditioning

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

2 garage

Legal information

790 000 € fees included

5,33% VAT of fees paid by the buyer

(750 000 € without fees), no current

procedure, information on the risks to which

this property is exposed is available on

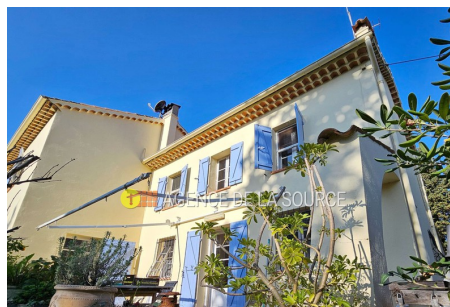
[georisques.gouv.fr](http://georisques.gouv.fr)



## Bastide 2446 Cannes

Ideally located on the edge of the Croix des Gardes Natural Park and just 3 kilometers from Le Suquet and the Old Port of Cannes, beautiful and bright Bastide to modernize of 150m<sup>2</sup> on 2 levels with adjoining garage of 27m<sup>2</sup>. Spacious living room of 39m<sup>2</sup> with fireplace opening onto a beautiful sunny terrace of 26m<sup>2</sup> and large flat garden ideal for creating a swimming pool with relaxation area, independent kitchen, 3 bedrooms upstairs with 2 bathrooms. Flat, wooded land of 1940m<sup>2</sup> including an old sheepfold of 24m<sup>2</sup>, a garden workshop of 17m<sup>2</sup> and a terrace which can be converted into a reception car park. A real favorite for this authentic property with great potential! Information and visits: Gregory T.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 2110 and 2920 € (reference year 2021)  
Document non contractuel - 20/05/2024



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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