



795 000 €

For sale house

4 rooms

Surface : 97 m<sup>2</sup>

Surface of the living : 24 m<sup>2</sup>

Surface of the land : 576 m<sup>2</sup>

Year of construction : 1920

Exposition : Sud ouest

View : Jardin

Hot water : Electrique

Inner condition : Rénové

External condition : Rénové

Couverture : tiles

Features :

garden, terrace, Bureau, double glazing,  
calm

2 bedroom

3 terraces

1 bathroom

1 shower

3 WC

#### Legal information

795 000 € fees included

6,00% 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).



## House 2600 Cannes

STANISLAS - BAS PETIT JUAS, Ideally located just steps from amenities (shops/buses/schools/middle schools...) and only a few minutes from Le Suquet and downtown Cannes, charming detached house fully renovated with 97m<sup>2</sup> of living space, set in a peaceful and residential environment. This two-level home offers a pleasant view of the blossoming garden from your terraces and an ideal layout for family living and friendly entertaining: 13m<sup>2</sup> bedroom, kitchen, and shower room on the garden level; upstairs and on the same floor, a lovely 24m<sup>2</sup> living room, a bright and comfortable fitted kitchen of 17m<sup>2</sup>, a large 16m<sup>2</sup> bedroom, an office, bathroom, and toilets. Finally, if needed, you have the option to purchase separately a closed garage located very close to the house. A true favorite, this beautiful home benefits from a wonderful setting and an excellent location!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1511 and 2045 € (reference year 2023)  
Document non contractuel - 14/10/2025



AGENCE DE LA SOURCE - 24 boulevard Alexandre III - 06400 CANNES

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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