

Detached villa with swimming pool for sale - Cannes centre, 5 minutes from the Banane



Cannes - 1 390 000 €

Ref. 85912447

Charming 125 m<sup>2</sup> detached villa with private pool, ideally located in a quiet residential area in the heart of Cannes, just 5 minutes' walk from the lively Banane district.

Nestled at the end of a peaceful cul-de-sac, this bright villa offers a privileged living environment, combining tranquillity with immediate proximity to shops, restaurants, beaches and the Palais des Festivals.

The villa comprises an entrance hall with plenty of built-in storage space, a spacious living and dining room with direct access to a sunny terrace and the garden, a modern, fully-equipped open-plan kitchen, a bedroom with fitted wardrobes and a shower room with toilet on the main level.

On the garden level, it offers a hallway with storage space, a second bedroom with en suite shower room and a large master suite with fitted wardrobes, en suite shower room and WC.

This villa is a unique opportunity for those wishing to live or invest in Cannes, in a peaceful setting yet within easy reach of amenities and the Croisette.



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Surface habitable : 124.68 m<sup>2</sup> Chambres : 3

Exposition : South

Pièces : 5

✓Piscine

Taxe foncière : 1 624 €

Les honoraires sont inclus à la charge du vendeur

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