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## 1 bedroom New Build in Alpes-Maritimes

Cannes , Alpes-Maritimes , Provence-Alpes-Cote d'Azur



**€417,000**

inc. of agency fees

1 Beds

41 sqm

Cannes: A City Between Elegance And Authenticity  
Located On The Famous Côte D'azur, Cannes Embodies The Perfect Balance Between Sophistication...

### At a Glance

**Reference** MFH-  
PROAN2166059

**Bed** 1

**Near to** Cannes

**Pool** No

**Price** €417,000

**Hab.Space** 41 sqm

**Land Tax** N/A

### Property Description

## CANNES: A CITY BETWEEN ELEGANCE AND AUTHENTICITY

Located on the famous Côte d'Azur, Cannes embodies the perfect balance between sophistication and authenticity. It is located halfway between Nice, the large dynamic city, and Saint-Tropez, the popular seasonal destination. This chic and festive seaside resort is globally recognized, attracting visitors from all over the world. But Cannes is not just a tourist destination; it is also a great place to live all year round. With its beaches bathed by the Mediterranean and its constant sunshine, the sweetness of life reigns supreme.

## AN EXCEPTIONAL RENOVATION PROJECT IN CANNES

This restoration program for a private hotel in Cannes is an ambitious complete restoration undertaking. The former hotel of the same name, located in the California district, will regain all its luster thanks to this high-end transformation. This exceptional residential address offers a unique living environment, combining elegance and modernity. In addition, its immediate proximity to the city center of Cannes makes it a prime location to take full advantage of everything the city has to offer.

## AN INVESTMENT ELIGIBLE FOR THE LAND DEFICIT IN CANNES

This restoration program for a private hotel in Cannes also has the advantage of being eligible for the land deficit scheme. This tax opportunity allows investors to benefit from advantageous tax deductions while contributing to the preservation of the city's real estate assets. This is an opportunity to reconcile intelligent investment and contribution to preserving the authentic charm of Cannes.

## THE SERVICES OF THE RESTORATION PROGRAM

- Fire-rated landing door, soundproof, with 3-point lock
- Light oak laminate flooring in the main rooms
- Tiling and earthenware in the kitchen and bathrooms/bathrooms
- Fitted cupboards

-Individual electric heating

-Hot water by cumulus

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### Summary

Property type:	New Build and Off-Plan
Bedrooms:	1
Price	€417,000

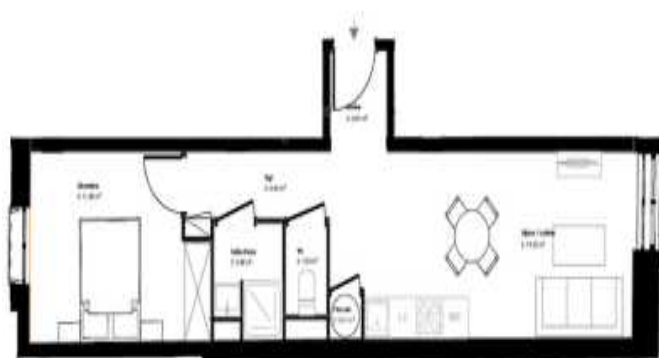
### Key Information

Internal Area:	41 sqm
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**Location: Provence-Alpes-Cote d'Azur**



## Gallery



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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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