



## For sale France

## 880 000 €

Product type	House	Num rooms	5+
Total area	400 m <sup>2</sup>	Num bedrooms	4
Living area	140 m <sup>2</sup>	Num parking	2
		Num cellars	1
		City	Cannes
		Country	France

House located on the Croisette, in a highly sought-after and exclusive area, offering an excellent high-yield investment opportunity.

The property features a private garden and is currently divided into three independent apartments, already perfectly suited for both seasonal and long-term rentals.

The property is composed as follows:

- **Ground floor:** studio apartment of approximately 20 sqm.
- **First floor:** apartment of approximately 40 sqm, currently comprising two bedrooms, a kitchen, a shower room, and a separate WC.
- **Second floor:** approximately 40 sqm currently featuring a kitchen and a living room, with great potential for renovation and customization.

The rooftop already benefits from water connections, offering the possibility to create a summer kitchen with a jacuzzi and an exclusive outdoor relaxation area.

Subject to current urban planning regulations, there may also be the possibility to add an additional floor.

This property offers outstanding transformation and value-enhancement potential, making it an ideal opportunity for investors or for anyone wishing to develop a prestigious real estate project in one of the most desirable locations.



