



1 900 000 €

Occupational local commercial

Surface : 600 m<sup>2</sup>

Energy class (dpe) : Unavailable

Emission of greenhouse gases (ges) :

Unavailable

Document non contractuel

27/07/2024 - Prix T.T.C

## Local commercial 389 Cannes

Exceptional Investment Opportunity in Cannes Located on a prestigious perpendicular to Boulevard Carnot, this spacious 600 m<sup>2</sup> premises offers a unique opportunity. Presented as a single set, it is physically divided into two distinct parts, offering unrivaled versatility of use. Residential Part - Luxurious T4 Apartment: A beautiful space which extends over 200 m<sup>2</sup>, presenting a T5 apartment of great elegance. With 4 bedrooms, a large dressing room, 3 bathrooms, 2 large living rooms and an American kitchen opening onto one of the living spaces, this apartment offers good quality services. Ideal for those looking for a spacious and sophisticated living space. Commercial Part and Additional Studio: The second part, of around 400 m<sup>2</sup>, lends itself perfectly to commercial opportunities. This commercial space offers unlimited possibilities to create a space adapted to various needs. Additionally, an additional studio of approximately 30 m<sup>2</sup> provides increased flexibility for various projects. Adaptability and Potential This premises has the flexibility of being redeveloped according to the specific needs of its buyer. Ideal for investors looking for a versatile opportunity or for the creation of a medical center, a fitness center or even a local supermarket. Don't miss this exceptional opportunity to invest in a unique space offering rare versatility and potential in one of the popular areas of Cannes. Contact us now to arrange a visit or for more information.

