

419 000 €

Buying house

4 rooms

Surface : 104 m<sup>2</sup>

Surface of the living : 16 m<sup>2</sup>

Year of construction : 1900

Exposition : Plein sud

View : Panoramique

Hot water : Gaz

Inner condition : good

External condition : good

Couverture : tiles

Features :

double glazing, calm

2 bedroom

1 terrace

2 show ers

3 WC

1 garage

1 cellar

Legal information

419 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House 600 Le Cannet

Village house with panoramic sea view – Le Cannet, rue Saint-Sauveur Potential to divide into 4 apartments + 1 commercial space, a major advantage for a sought-after rental investment. Located in one of Le Cannet's most iconic streets, with preserved Provençal charm, discover this unique townhouse spread over four levels, entirely redesigned to combine modern comfort, character, and investment potential. Upon entering, the ground floor features a spacious 20.79 m<sup>2</sup> garage, equipped with an automated door and an electric vehicle charging station. A mezzanine serving as a cellar completes this level. This rare space in the city center can be kept as private parking or converted into a commercial unit for a business project. On the first floor, you'll find a first bedroom measuring 16.41 m<sup>2</sup>, with built-in storage and a private 3 m<sup>2</sup> shower room. The second floor reveals a second bedroom of 17.13 m<sup>2</sup> with its own bathroom and a small balcony...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1500 and 2000 € (reference year 2025)  
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