



# millennium

PROPERTIES

## Propriété d'exception – Cannes

Cannes

**Prix de vente : EUR (€) 980'000**

# Présentation

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Agence : Millenium Properties  
Réf : BP 2404

Confidential Sale | Off-Market

Located in one of Cannes' most sought-after areas, this rare property enjoys a privileged setting just a few minutes from the Croisette, the beaches, and the iconic addresses of the French Riviera.

Situated in the highly desirable residential neighborhood of Basse Californie, only a few meters from the Croisette, Port Canto, and the beaches, this rare property benefits from a prime location in the heart of Cannes, within immediate proximity to shops, restaurants, and all amenities.

The house, offering approximately 100 sqm of living space, is currently divided into three separate apartments, providing numerous possibilities for reconfiguration and optimization depending on the project.

A magnificent rooftop terrace completes the property, creating a true outdoor living space where one can fully enjoy the Mediterranean climate and a rare open view for this area.

Set on a plot of approximately 300 sqm, the property also allows parking for two vehicles, a highly sought-after advantage in this central neighborhood.

Renovation works are to be expected, offering an excellent opportunity for value enhancement, whether as a primary residence, a long-term asset investment, or a high-yield rental property, particularly by maintaining the current configuration.

Thanks to its strategic location and strong potential, this property represents a truly prestigious address in Cannes. It may also suit mixed-use purposes, allowing the combination of professional activity and residential use.

For those who appreciate unique properties, the rooftop offers exceptional potential, with the possibility of installing a jacuzzi and creating a private relaxation area without overlooking neighbors.

A rare opportunity on the Cannes property market.

Price: 980,000 €

A property not to be missed.

**Some images have been generated or enhanced using artificial intelligence for illustrative purposes and are non-contractual.**

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**100.00 m<sup>2</sup>**  
Surface

**5.00**  
Pièces

**4**  
Chambres



# Informations techniques

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## Transaction

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Type	Maison/Villa
Référence	BP 2404
Disponibilité	À convenir

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## Surfaces

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Pièces	5
Chambres	4
Salle de bain	3
Surface habitable	100 m <sup>2</sup>
Surface du terrain	300 m <sup>2</sup>

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