

1 060 000 €

For sale house**Surface : 130 m²****Surface of the land : 365 m²****Year of construction : 1950****Exposition : Ouest****View : Jardin****Inner condition : to renovate****External condition : to renovate****Couverture : Tuiles****Features :**

Automatic gate, Calm

3 bedroom

1 terrace

3 showers

4 WC

1 garage

1 parking

**House 4212 Cannes**

Townhouse located in the Montrose neighborhood, a quiet and residential area close to all amenities, schools, and the center of Cannes. Sold with an approved building permit, this charming stone house requires a full renovation. The project includes, on the ground floor, a beautiful living space of about 65 m² featuring a living room and a large family kitchen with an integrated dining area. Upstairs, you will find three bedrooms each with their own bathrooms. The garden, completely private, will offer a beautifully landscaped environment with a 3m x 3m pool to cool off, a large garage for two cars, and outdoor parking spaces.

Legal information

1 060 000 € fees included

6,00% VAT of fees paid by the buyer

(1 000 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on

georisques.gouv.fr

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D

Document non contractuel - 14/02/2026

**Agence Mayent - 75, La Croisette - 06400 Cannes**Tél. +33 (0)4 93 94 21 54 - info@agencemayent.com - www.agencemayent.com - Real Estate in Cannes

Carte professionnelle n°CPI 0605 2018 000 033 765 - Préfecture ALPES MARITIMES

SIRET 799 388 590 RCS CANNES - Document non contractuel