



- ✓ 10 min to le Palais des Festivals
- ✓ Bedrooms : 1
- ✓ 8 min far from the nearest train station
- ✓ Bed(s) : 3
- ✓ Superficy : 70 m<sup>2</sup>
- ✓ Bath(s) : 1

31 AVENUE DU PETIT JUAS  
06400 Cannes

**+33 (0)6 62 84 01 01**

## Description

Nice one bedroom apartment at the 4th floor in a building with lift located near the city center of Cannes. Quiet residential area.

It is composed of :

- A living/dining room with a partition wall that opens into an additional sleeping area.
- A small room with two single beds
- Terrace with veranda opening onto bedroom
- Separated and equipped kitchen
- Shower room with WC
- Air conditioning
- Small Sea view
- Private car park (small vehicle)

This apartment is located a few minutes walk from the city center and the Palais des Festivals. Close to shops and restaurants.

## Caractéristiques

Sleeping capacity : 4

beds : 3

ac

washer

terrace

equipped kitchen

distance from train station : 8

bathrooms : 1

lift

dishwasher

tv

Oven

distance from palais : 10

terrace /balcony area : 10

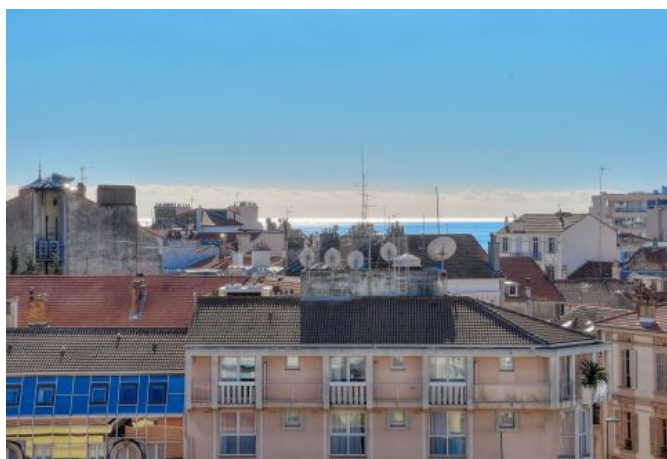
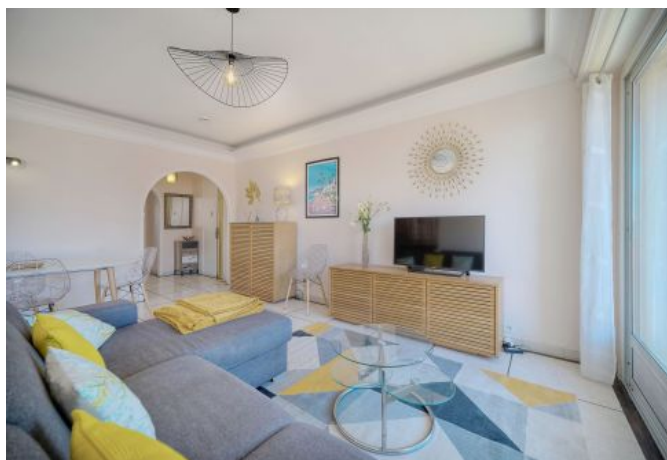
convertible / sofa bed

term of office

wifi

parking lot

## Photos





## Photos



## Photos





## Photos



## Photos



## Localisation

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**Avenue du Petit Juas in Cannes is a quiet, green residential neighborhood located just minutes from the city center.**

It offers a peaceful setting while remaining close to shops, schools, and Cannes' main attractions. It's an ideal location for those seeking tranquility while staying well connected to the heart of the city.