



- ✓ 7 min to le Palais des Festivals
- ✓ Bedrooms : 5
- ✓ 10 min far from the nearest train station
- ✓ Bed(s) : 6
- ✓ Superficy : 150 m<sup>2</sup>
- ✓ Bath(s) : 3

8 RUE GEORGES CLEMENCEAU  
06400 CANNES

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

## Description

Elegant and spacious modern DUPLEX with 5 bedrooms in a classic building on the 1st floor without elevator. It can accommodate up to 5/10 guests:

A large living room (70 m<sup>2</sup>) with a dining / work area (6 people seated) and a lounge area

Fully equipped open kitchen

Furnished patio

guest toilet

Luggage storage

At the upper level:

- 1 master bedroom with 160 bed, en-suite bathroom, opening onto a balcony
- 2 bedrooms with double bed 160
- 1 bedroom with 1 double bed 140
- 1 bedroom with 2 single beds
- 1 independent toilet
- 2 independent shower rooms
- Fiber, air conditioning reversible in all rooms, 2 TV living room (with netflix) and master bedroom
- USB port for each bed

FULLY REFURBISHED IN 2023

## Caractéristiques

Floor : 1

beds : 6

wcs : 2

distance from palais : 7

distance from train station : 10

bathrooms : 3

independent toilet

balcony

microwave

tv

reversible ac

Oven

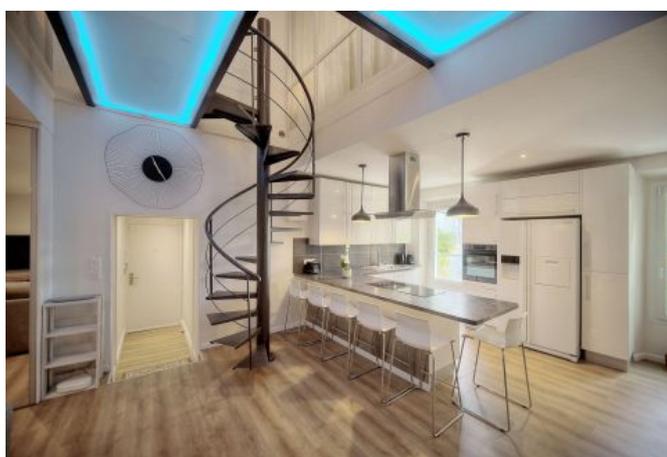
terrace

wifi

washer

heater

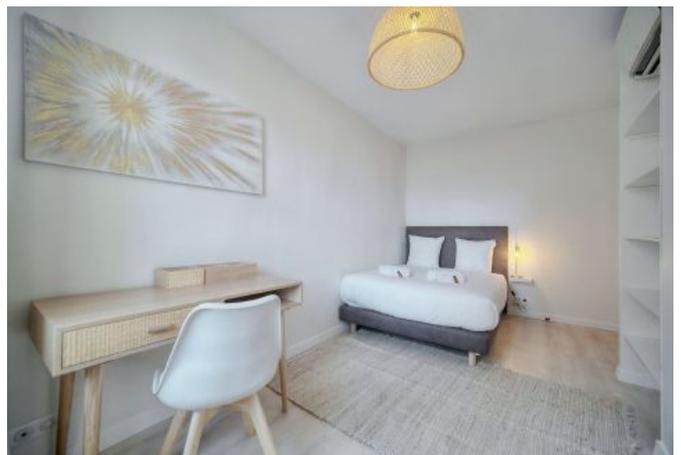
## Photos



## Photos



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## Photos



## Localisation

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Proximity Suquet - Mairie - Plages du midi

**The Georges Clemenceau neighborhood in Cannes enjoys a prime location, close to the Old Port, Midi beaches, and the Forville Market.**

Both residential and lively, it offers a welcoming atmosphere with plenty of shops, cafés, and restaurants. Just a few minutes from La Croisette and the Palais des Festivals, it's the perfect spot to explore Cannes while enjoying a quieter setting.

Easily accessible by public transport and near the train station, it's ideal for both leisure and business stays.