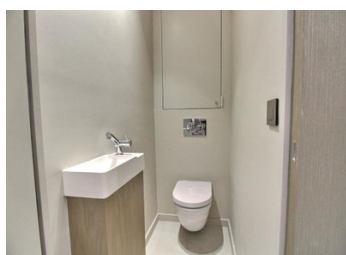
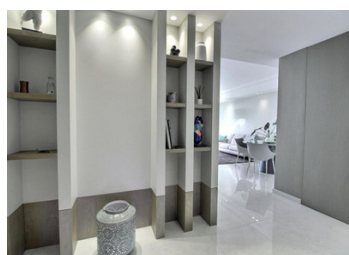


Cannes Californie, beautiful 3 rooms apartment with a panoramic sea view, in a residence with a park, a swimming pool, a gym and a tennis court.



INFORMATION

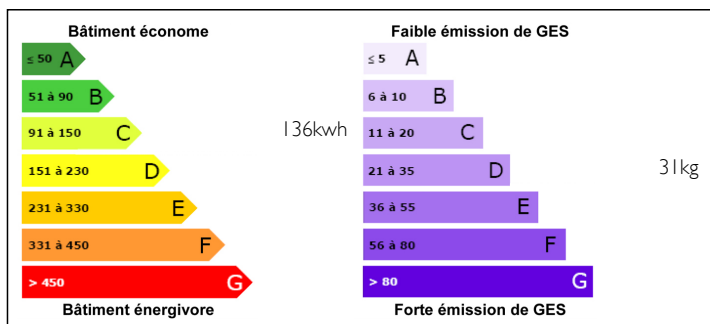
Town:	Cannes
Department:	Alpes-Maritimes
Bed:	1
Bath:	0
Floor:	71 m2
Plot Size:	0 m2



IN BRIEF

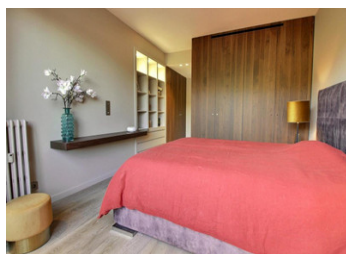
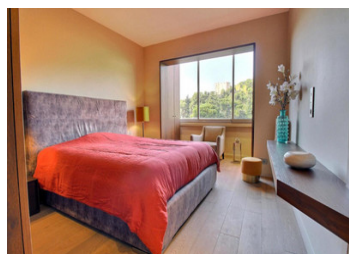
Cannes, in a prestigious and secure residence in Californie area, a beautiful 3-room apartment of approximately 71sqm, recently renovated with quality materials. The apartment consists of an entrance, a large living room opening onto a large south-east facing terrace with a splendid panoramic sea view, a modern and fully equipped kitchen, a large master bedroom with plenty of storage space, a bathroom with shower and bath, and a separate toilet. This splendid residence offers a luxurious concierge service, a beautiful 13-hectare park, a swimming pool, a tennis court and a gym.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The apartment completely renovated by a renowned architect is characterized by a beautiful light through the terrace and an incredible panoramic view of the Mediterranean Sea and the magnificent Saint-Michel park.

The interior is of the highest class and has a beautiful living room and a bright entrance, super modern kitchen, bedroom with bathroom / toilet and dressing room.

The building has concierge services and an amazing Mediterranean park of about 14 hectares includes swimming pools, tennis, volleyball, a golf course, hiking trails, a playground, a modern gym with sea view and parking spaces.

Very calm and high security.

Good rental opportunities in June-September.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1322 EUR

NOTES