LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A32865SST06 Price: 1 160 000 EUR

agency fees to be paid by the seller

Cannes Croix des gardes, a life above the bay, rare top floor with panoramic sea view.







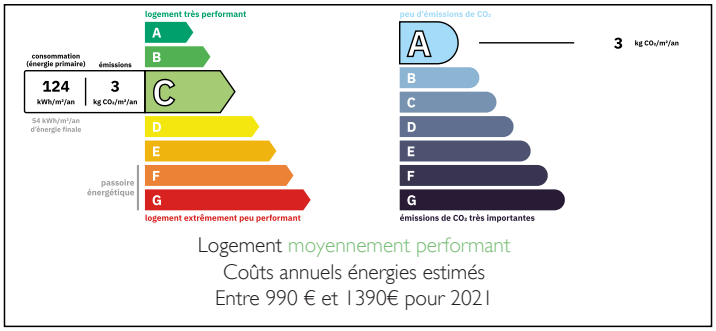








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 990 € et 1390€ pour 2021

INFORMATION

Town:	**Cannes**
Department:	**Alpes-Maritimes**
Bed:	**2**
Bath:	**2**
Floor:	**98 m2**
Outside Space:	**25 m2**

IN BRIEF

Cannes Croix des Gardes | Top Floor | Panoramic Sea View
98.28 m² | 3 Rooms | 2 Bedrooms | Terraces | Garage | Pool
Live the dream of the South of France with this fully renovated, top-floor apartment offering breathtaking panoramic sea views over the Bay of Cannes and the Lérins Islands.

Located in a secure, luxury residence with a pool, gardens, and caretaker, just minutes from the beaches and city centre, this light-filled home features:

40 m² living area opening onto a 14 m² south-facing terrace
Separate modern kitchen with private balcony
Master suite with terrace access + 2nd bedroom with en-suite
Guest WC, utility room, plenty of storage

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.

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LOCAL TAXES

Taxe foncière:	**2451 EUR**

NOTES

DESCRIPTION

Cannes – Croix des Gardes | Top Floor | Panoramic Sea View

In one of the most sought-after areas of the French Riviera, set within a prestigious residence with a swimming pool, on-site caretaker, and lush landscaped gardens, discover this stunning top-floor, dual-aspect apartment of 98 sqm, offering breathtaking panoramic views over the Mediterranean, the Lérins Islands, and the Bay of Cannes.

From the moment you walk in, you'll be captivated by the apartment's generous volumes, abundant natural light, and the refined, contemporary atmosphere that defines this exceptional property.

Interior Highlights:

A sun-drenched 40 sqm living room opening onto a 14 sqm south-facing terrace with uninterrupted sea views — your private window to the Mediterranean

A separate kitchen with a private balcony and no overlooking neighbours (option to open into the living area for a more modern layout)

Two bedrooms, including a master suite with a walk-in wardrobe and en-suite bathroom

Two private underground parking spaces, plus a secure cellar

Recently renovated with high-end materials, this turnkey apartment is equipped with reversible air conditioning, modern fittings, and offers the peace and quiet of an elevated position in a perfectly maintained residence.

A Rare Gem Overlooking the Sea

This is not just a home — it's a sanctuary above the city, where every sunrise over the sea feels like a postcard and every evening a private retreat. Ideal as a primary residence, holiday escape, or investment property, this rare opportunity invites you to experience the very best of the Côte d'Azur lifestyle.

Located just minutes from...