LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42749SST06 Price: 203 300 EUR

agency fees to be paid by the seller

In a residence with panoramic sea views: Luxury apartment with a terrace, a dream oasis on the French Riviera!















INFORMATION

Town:	Cannes
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	27 m2
Outside Space:	8 m2

IN BRIEF

Cannes Croix des Gardes

Discover this elegant apartment located within a prestigious residence in Cannes, offering beautiful panoramic views over the Bay of Cannes.

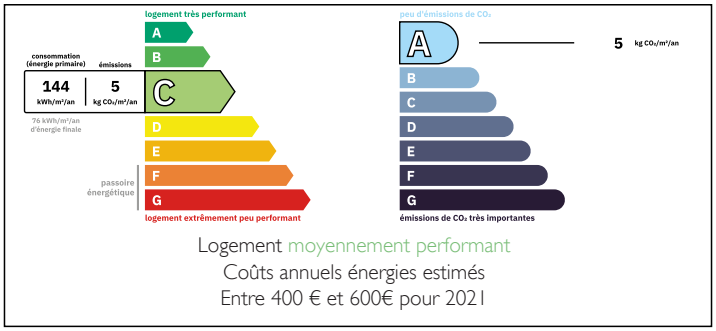
The apartment features a comfortable double bedroom, a bathroom, and an open kitchen and dining area. It is fully air-conditioned and includes private parking for added convenience.

A pleasant terrace overlooking the landscaped park of the residence provides a peaceful and green setting, perfect for enjoying the Riviera lifestyle.

Residents benefit from exceptional amenities, including an infinity swimming pool, tennis court, and beautifully maintained landscaped gardens.

An ideal opportunity as a luxury second home on the French Riviera or as a high-end rental investment in one of Cannes' most sought-after residential areas.

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 400 € et 600€ pour 2021

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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NOTES

DESCRIPTION

Located within a prestigious and secure residence surrounded by beautifully landscaped gardens, this elegant apartment offers the perfect opportunity to experience the French Riviera lifestyle.

The residence features a stunning infinity swimming pool with breathtaking panoramic views over the Bay of Cannes, creating an exceptional setting between sea and nature.

The apartment comprises a comfortable double bedroom, a bathroom, and a kitchen with dining area opening onto a pleasant terrace with a private garden and open views, offering a peaceful and bright living environment.

For year-round comfort, the property benefits from reversible air conditioning and is sold with a private underground parking space with lift access.

Residents enjoy a range of high-end amenities, including a tennis court, a restaurant with panoramic views of the Bay of Cannes and the Lérins Islands, a spectacular seafront infinity pool, and a recreational area, perfect for relaxation and leisure.

Whether you are looking for a charming second home on the Côte d'Azur or a quality rental investment in Cannes, this apartment represents an excellent opportunity in one of the city's most desirable residential areas.

Contact us today to arrange a viewing and discover this beautiful Riviera retreat.

Co-owned building of 979 units

Provisional annual charges: 3500€

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