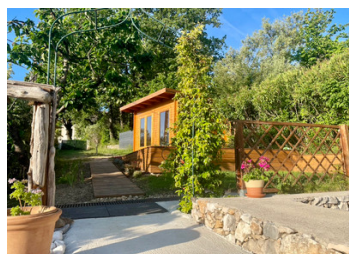
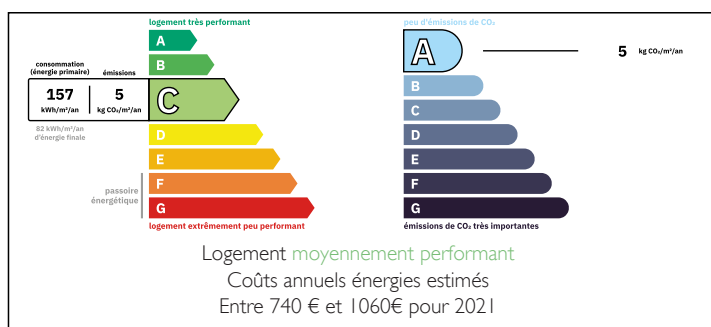


Cabris, Hills-view garden apartment in a house of 2, ideal lock-up-and-leave.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Cabris
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	91 m2
Plot Size:	511 m2

IN BRIEF

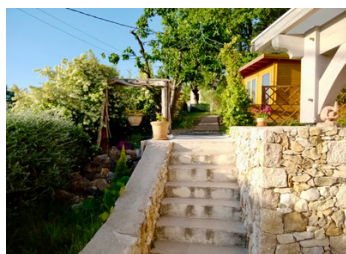
Located in the charming village of Cabris, this beautifully presented 91 m² garden-level apartment, in perfect condition, is part of an elegant house divided into only two apartments. Offering the feel and privacy of a house, it provides a peaceful, bright and highly desirable lifestyle.

With south to south-east exposure, the property enjoys open views over the surrounding hills with a glimpse of the sea. The living areas open onto a spacious 72 m² terrace and a private landscaped garden of approximately 511 m², featuring a new chalet, outdoor storage and a gate at the end of the garden.

The apartment includes a fully equipped 12 m² kitchen, two bedrooms and modern comforts such as reversible air conditioning, a jacuzzi (value €11,000) and an electric vehicle charging station. The property also benefits from generous parking space for 4 to 5...

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.



LOCAL TAXES

Taxe foncière: **693 EUR**

NOTES

DESCRIPTION

Located in the charming and sought-after village of Cabris, overlooking the beautiful hills above the Côte d'Azur, this elegant 91 m² garden-level apartment offers a rare combination of tranquillity, comfort and Riviera lifestyle. Set within a charming house divided into only two residences, the property provides the feeling of a private home while remaining easy to maintain and ideal as a lock-up-and-leave residence.

In immaculate condition, the apartment enjoys abundant natural light and a peaceful setting surrounded by greenery. With a south-east to south-west exposure, it benefits from open views over the hills with a glimpse of the Mediterranean Sea, creating a relaxing and inspiring atmosphere throughout the day.

The living spaces open seamlessly onto a beautiful 72 m² terrace and a private landscaped garden of approximately 511 m², perfect for outdoor dining, relaxing in the sun or enjoying the mild Mediterranean climate year-round. The garden also features a new chalet and additional outdoor storage, as well as a gate at the end of the garden providing practical access.

The apartment includes a fully equipped 12 m² kitchen, two comfortable bedrooms and modern features designed for everyday comfort, including reversible air conditioning, a jacuzzi (value €11,000) and a charging station for electric vehicles. The property offers the comfort of a house with very low annual charges (€150) and minimal maintenance.

Cabris is one of the most picturesque villages in the region, known for its authentic Provençal charm, stunning panoramic views and peaceful atmosphere, while remaining conveniently connected to...