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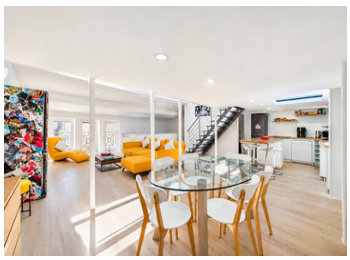
Ref: A48431SST06 Price: 1 150 000 EUR

agency fees to be paid by the seller

Cannes Croisette rare & bright penthouse-style duplex loft, steps from the beach.

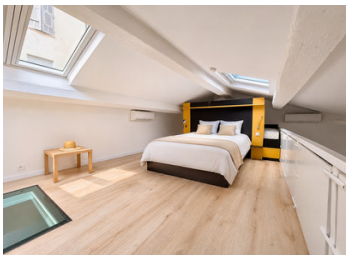






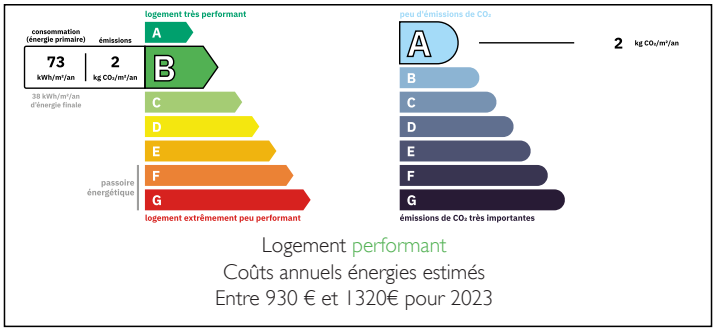








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 930 € et 1320€ pour 2023

INFORMATION

Town:	Cannes
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	114 m2
Plot Size:	0 m2

IN BRIEF

Cannes, a hidden gem just steps from the Croisette

Imagine living in the very heart of Cannes, just a 2-minute walk from the Croisette, sandy beaches, restaurants and designer boutiques, yet enjoying complete peace and privacy.

Tucked away in a secure private lane, this beautifully renovated duplex occupies the top floor of a charming period property.
Offering 130 sqm of floor space (115 sqm Carrez), this exceptional apartment features a spectacular 60 sqm open-plan living area with exposed beams, impressive ceiling heights, abundant natural light and a stylish mezzanine.

Three bedrooms, including a private upper-level suite, two bathrooms and a fully equipped kitchen complete this unique property.
A rare combination of character, contemporary

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.

Bedroom 1 11.40m2

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LOCAL TAXES

Taxe foncière: **1380 EUR**

NOTES

DESCRIPTION

Cannes, a hidden architectural gem just steps from the Croisette

An exceptional location. A unique loft-style atmosphere. Unexpected tranquillity in the heart of Cannes.

Just a short stroll from the world-famous Croisette, sandy beaches, the Palais des Festivals and the elegant boutiques of Rue d'Antibes, discover a truly distinctive property offering the best of the French Riviera lifestyle.

Hidden away in a quiet, secure private lane, this beautifully renovated duplex apartment enjoys a rare sense of privacy and tranquillity, despite its remarkable central location.

A distinctive loft beneath the rooftops of Cannes

Occupying the first and top floor of a charming period residence, this exceptional duplex offers approximately 130 sqm of total floor space (115 sqm Carrez).

From the moment you enter, the property reveals its unique architectural character.

The magnificent open-plan living area of over 60 sqm is undoubtedly the centrepiece of the home. Impressive ceiling heights, exposed wooden beams and electrically operated skylights create a spectacular sense of space, while natural light floods the interiors throughout the day.

The generous lounge and dining area flow seamlessly into a contemporary, fully equipped open-plan kitchen, creating a welcoming setting for entertaining or simply relaxing after a day on the Riviera.

An elegant mezzanine overlooking the living space adds further architectural interest and enhances the property's distinctive loft-style atmosphere.