



## CANNES – A LIFE ABOVE THE BAY | RARE TOP FLOOR WITH PANORAMIC SEA VIEW

CANNES – A LIFE ABOVE  
THE BAY | RARE TOP  
FLOOR WITH PANORAMIC  
SEA VIEW...



PROPERTY FACT FILE	
REFERENCE	A32865SST06
PRICE	€ 1,275,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	2
BATHROOM	2
ACCOMMODATION	98 m²
LAND	25 m²
TOWN	Cannes
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Private parking, High speed internet
<small>*Price based on current exchange rate which is subject to change</small>	





- Top floor apartment
- Panoramic sea view
- 98sqm
- Renovated apartment with quality materials
- Peaceful

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PANORAMIC SEA VIEW...

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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.

## DESCRIPTIF

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 es

### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32865SST06>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

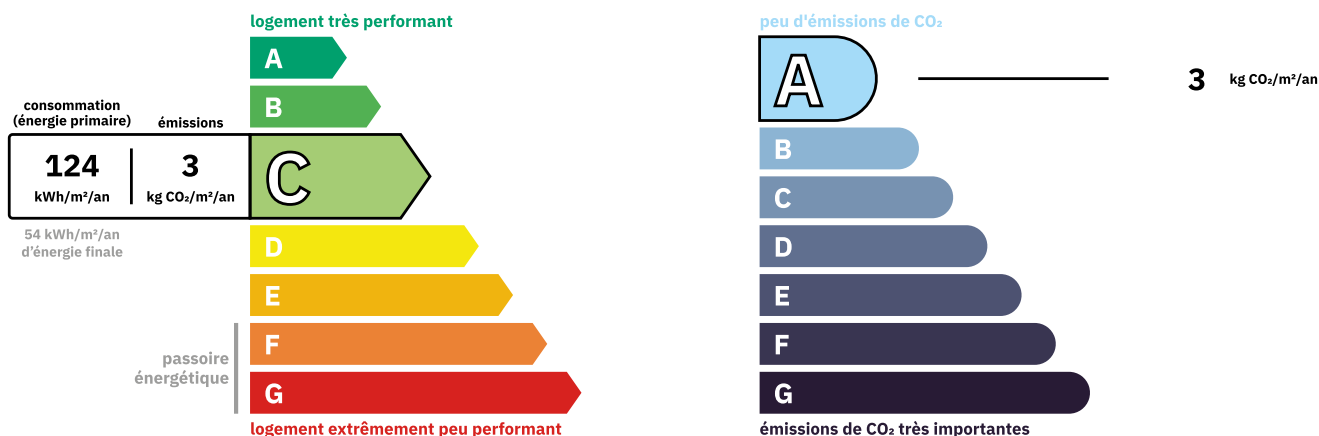
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



Property **Moderately efficient**  
Estimated annual energy costs  
between 990 € and 1390€ for 2021

## NOTICE

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## CONTACT

Réf : A32865SST06  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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