

CANNES CROIX DES GARDES, A LIFE ABOVE THE BAY, RARE TOP FLOOR WITH PANORAMIC SEA VIEW.

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PROPERTY FACT FILE

REFERENCE	A32865SST06
PRICE	€ 1,160,000 £ 0* *agency fees to be paid by the seller
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

*Price based on current exchange rate which is subject to change





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

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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.

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 es...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A32865SST06
COMPLETE FILE AND PHOTO ON REQUEST

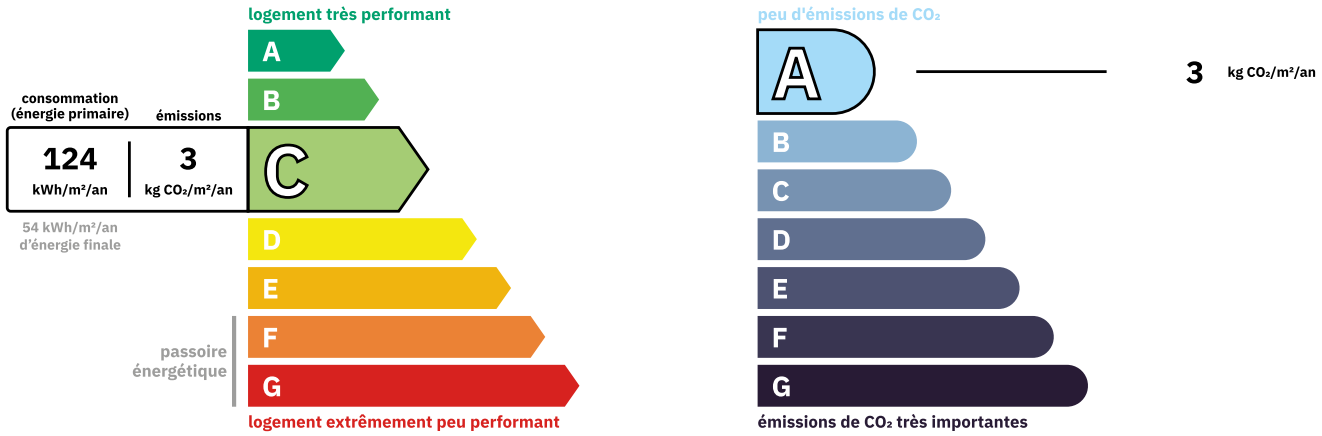
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



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

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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