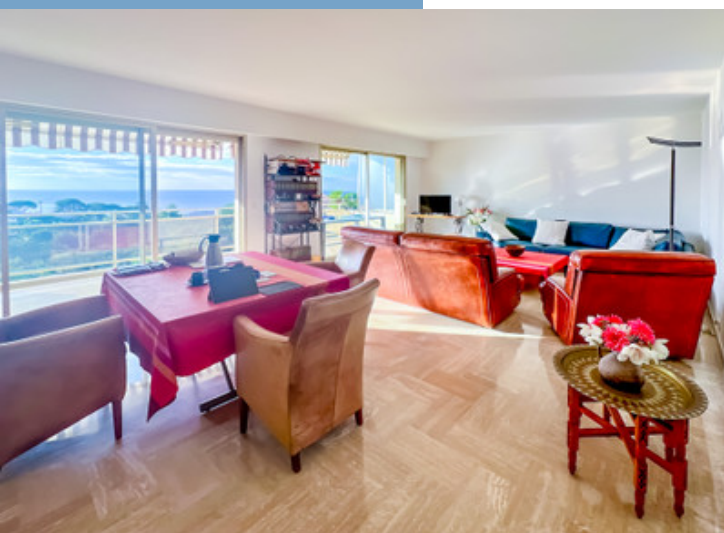
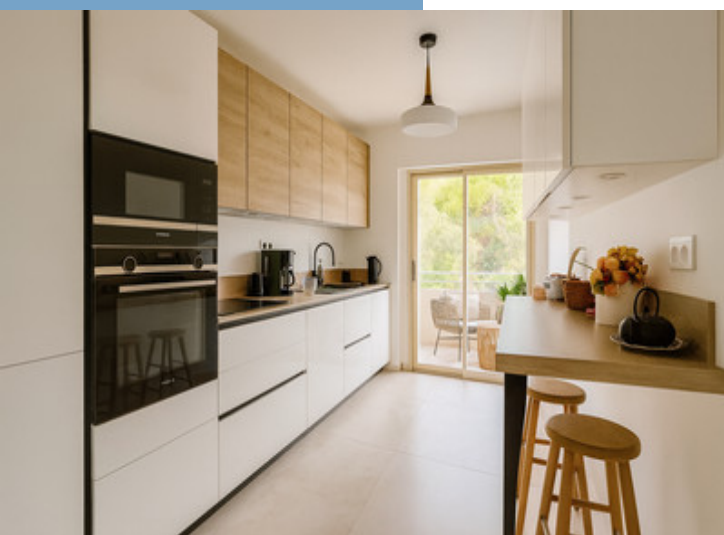




CANNES CROIX DES GARDES, A LIFE ABOVE THE
BAY, RARE TOP FLOOR WITH PANORAMIC SEA
VIEW.

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



PROPERTY FACT FILE	
REFERENCE	A32865SST06
PRICE	€ 1,270,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	2
BATHROOM	2
ACCOMMODATION	98 m ²
LAND	25 m ²
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

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

Ref : A32865SST06

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.

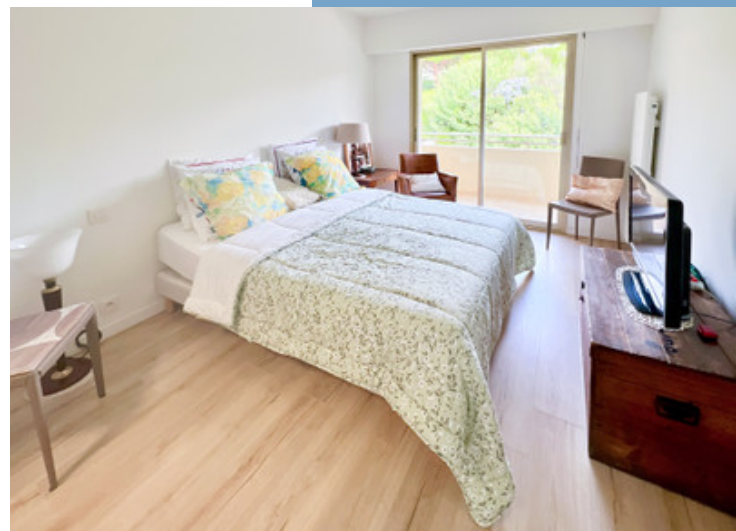
A Rare Gem Overlooking the Sea

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



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

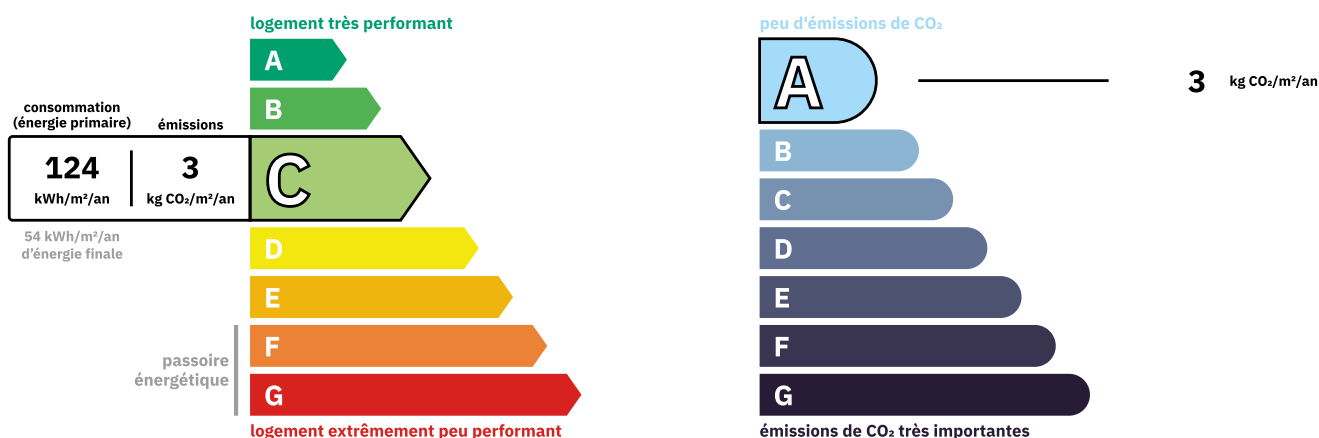
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

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

Ref : A32865SST06

ENERGIE-DPE



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

NOTICE

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

I: Quoted prices are subject to fluctuations in exchange rates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Réf : A32865SST06
FILE COMPLETE
AND PHOTOS
ON REQUEST

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