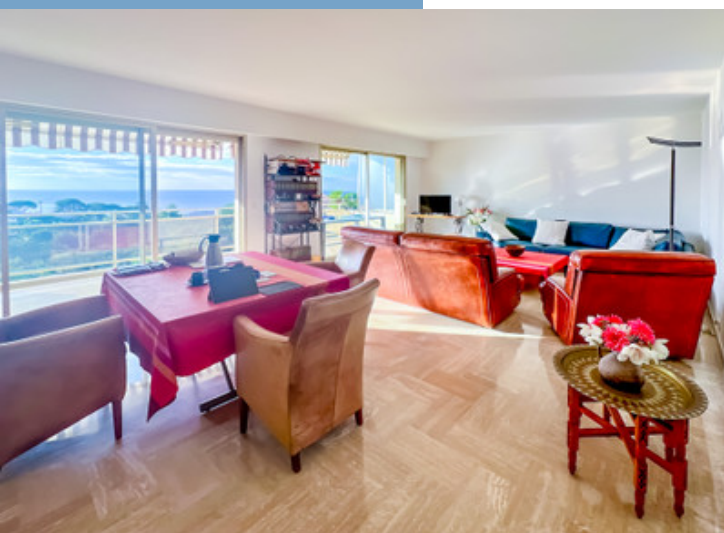




CANNES CROIX DES GARDES PRESTIGE
APARTMENT WITH PANORAMIC SEA VIEW
3 ROOMS | 2 BEDROOMS | TOP FLOOR |
98.28SQM

CANNES CROIX DES
GARDES PRESTIGE
APARTMENT WITH
PANORAMIC SEA VIEW
3 ROOMS | 2 BEDROOMS |
TOP FLOOR ...



PROPERTY FACT FILE	
REFERENCE	A32865SST06
PRICE	€ 1,276,600 £ 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	



- Top floor apartment
- Panoramic sea view
- 98m²
- renovated property
- Peaceful

CANNES CROIX DES
GARDES PRESTIGE
APARTMENT WITH
PANORAMIC SEA VIEW
3 ROOMS | 2 BEDROOMS |
TOP FLOOR ...
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.

DESCRIPTIF

Ideally located in one of Cannes' most prestigious and peaceful residential areas, just minutes from the city centre and the beaches, this exceptional top-floor apartment offers the perfect blend of luxury, serenity, and Mediterranean charm.

Set within a high-end, secure residence with beautifully maintained gardens, a pool, and an on-site caretaker, this 98.28 m² through apartment has been fully renovated using high-quality materials, combining timeless elegance with modern comfort.

Step into a bright and spacious living area of approx. 40 m², opening onto a south-facing terrace of 14 m² — the perfect place to enjoy al fresco dining, peaceful mornings, or sunset drinks with friends and family, all while soaking in the breathtaking panoramic sea view over the Bay of Cannes and the Lérins Islands.

The modern, fully equipped kitchen opens onto a private north-facing balcony with no overlooking neighbours — a quiet spot for morning coffee or relaxed cooking.

The night area includes:

A master suite with dressing room, en-suite bathroom, toilet, and direct terrace access

A second bedroom with its own shower room

A separate guest toilet, utility space, and plenty of built-in storage
Every detail has been carefully designed for maximum comfort and sophistication. Adjustable lighting allows you to set the perfect atmosphere, day or night.

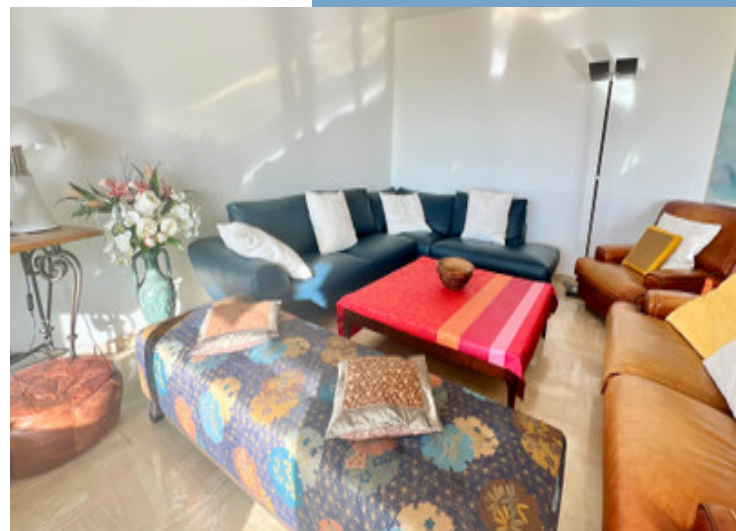
The property also includes two secure underground parking spaces and a private cellar.

Some images have been digitally enhanced to

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

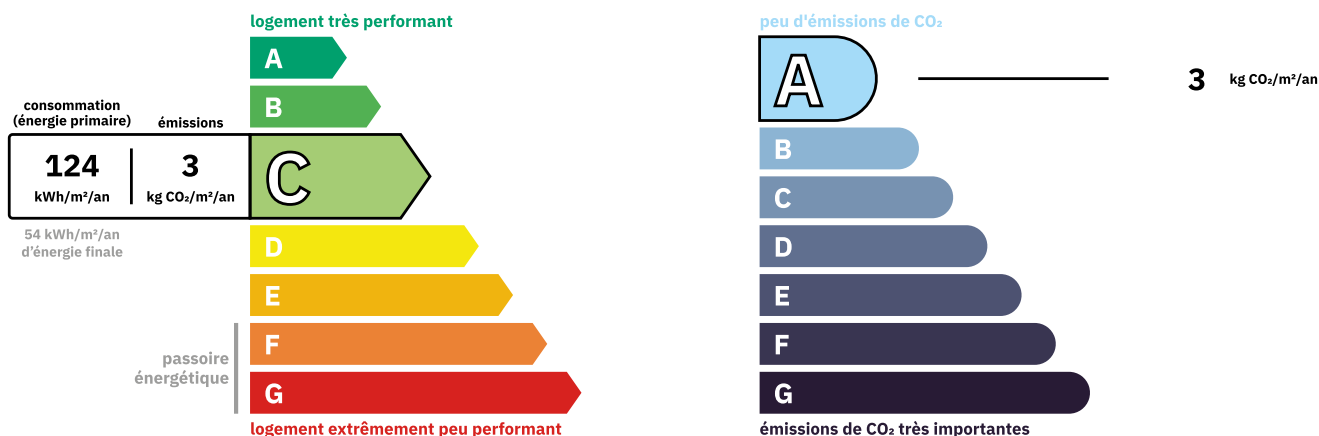
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

CANNES CROIX DES GARDES
PRESTIGE APARTMENT WITH
PANORAMIC SEA VIEW
3 ROOMS | 2 BEDROOMS |
TOP FLOOR ...

Ref : A32865SST06

ENERGIE-DPE

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



Property **Moderately 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 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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