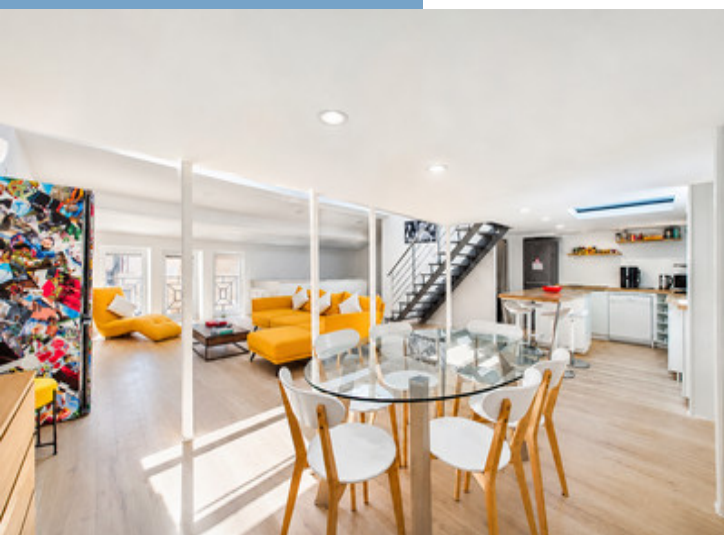




CANNES CROISSETTE RARE & BRIGHT
PENTHOUSE-STYLE DUPLEX LOFT, STEPS FROM
THE BEACH.

CANNES CROISSETTE RARE
& BRIGHT
PENTHOUSE-STYLE
DUPLEX LOFT, STEPS
FROM THE BEACH....



PROPERTY FACT FILE	
REFERENCE	A48431SST06
PRICE	€ 1,150,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	114 m²
LAND	0 m²
TOWN	Cannes
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	
FEATURES	High speed internet, Close to golf course, Approx 15 km or less from coast
*Price based on current exchange rate which is subject to change	



- 2-minute walk to Croisette and beaches
- Peaceful hideaway in central Cannes
- Unique top-floor duplex with exposed beams
- Bright, spacious 60 sqm living area
- Renovated, furnished, ideal Riviera retreat

CANNES CROISSETTE RARE
& BRIGHT
PENTHOUSE-STYLE
DUPLEX LOFT, STEPS
FROM THE BEACH....

Ref : A4843 | SST06

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.

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.

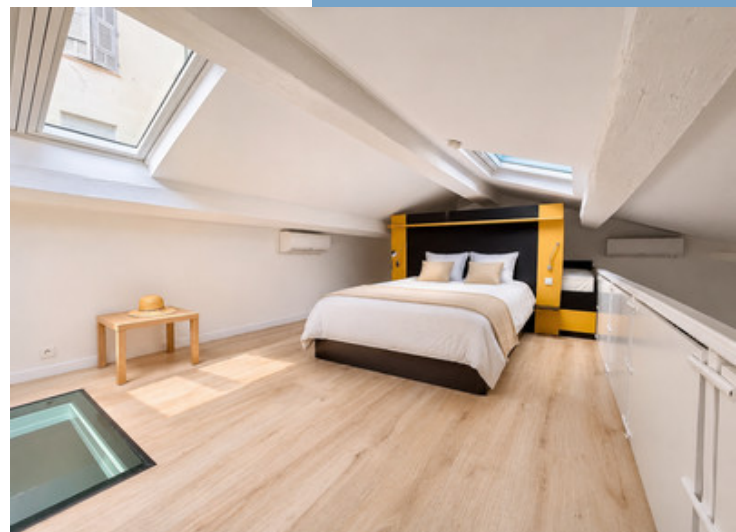
The generous lounge and dining area flow seamlessly into a contemporary, fully equipped open-plan kitchen, creating a welcoming setting for entertaining or simply relaxing after a day on the Riviera.

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A4843|SST06>

COMPLETE FILE AND PHOTO ON REQUEST



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

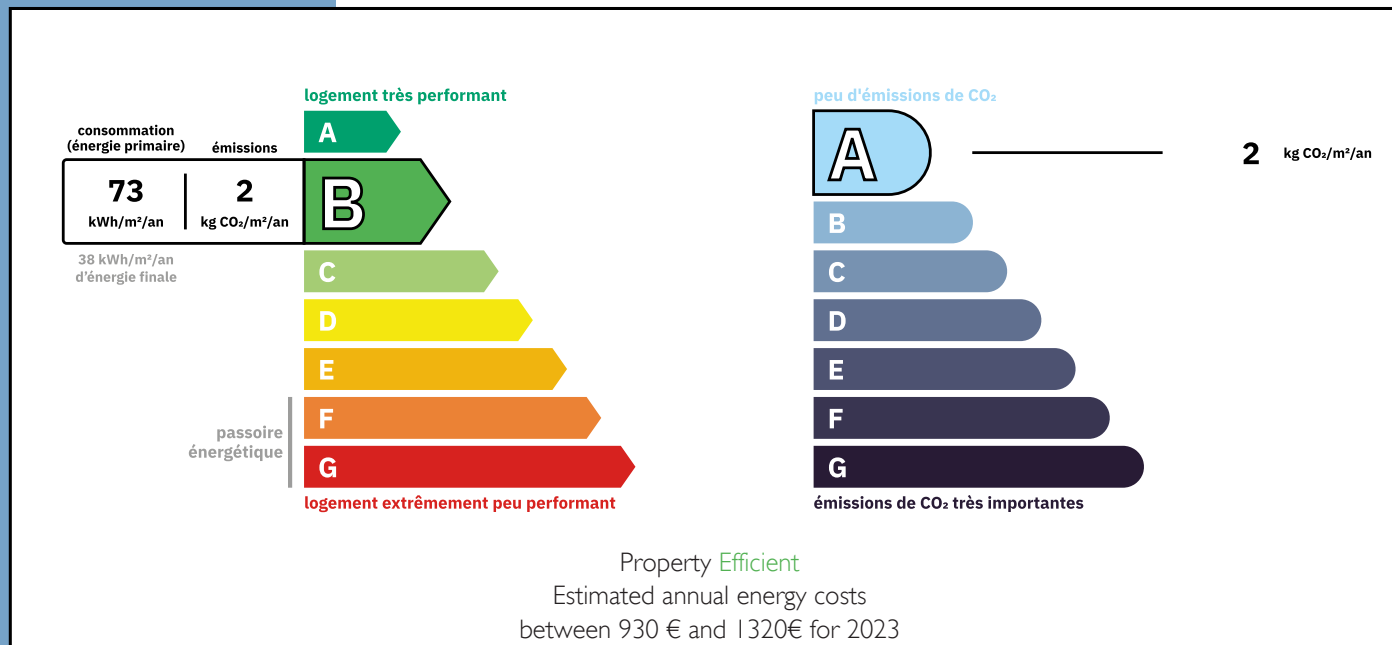
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

CANNES CROISSETTE RARE & BRIGHT PENTHOUSE-STYLE DUPLEX LOFT, STEPS FROM THE BEACH....

Ref : A4843 ISST06

ENERGIE-DPE

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



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 : A4843 ISST06
FILE COMPLETE
AND PHOTOS
ON REQUEST

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