

In a residence with panoramic sea views: Luxury apartment with a garden, a dream oasis on the French Riviera!

EXCLUSIVE



## INFORMATION

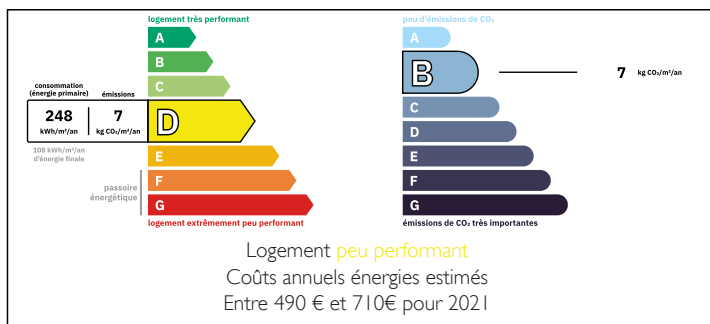
Town:	Cannes
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	27 m2
Outside Space:	30 m2

## IN BRIEF

Cannes Croix des Gardes, discover this ground-floor apartment located in a luxurious residence in Cannes, offering a panoramic view of the bay. Featuring a double bedroom, a bathroom, and a kitchen-dining area, this air-conditioned apartment with private parking offers comfort and elegance. Take advantage of the many amenities of the residence, including an infinity pool, a tennis court, and a restaurant with a sea view. Ideal as a pied-à-terre or a high-end rental investment on the Côte d'Azur.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Located within a sumptuous residence featuring a landscaped park and a vast infinity pool offering a panoramic view of the Bay of Cannes, this ground-floor apartment invites you to live the Azurean dream.

With a double bedroom, a bathroom, and a kitchen-dining area opening onto a terrace with a garden and unobstructed view, this apartment combines elegance and comfort.

It features reversible air conditioning, and the sale includes a private parking space in the underground garage, with pedestrian access via an elevator very close to the ground-floor apartment entrance.

Enjoy numerous amenities in the residence, including a tennis court, a restaurant with a panoramic view of the Bay of Cannes and the Lérins Islands, as well as an infinity pool with a sea view and a playground for unforgettable moments of relaxation.

Whether you're seeking a pied-à-terre for your summer getaways or a high-end rental investment, this ground-floor apartment represents a unique opportunity not to be missed in Cannes.

Contact us today to discover this gem of the Côte d'Azur and make your Mediterranean living dreams come true!

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Co-owned building of 550 units  
Provisional annual charges: 3000€

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