

An exceptional opportunity for this spacious 3-bedroom apartment in Le Cannet, Cannes.



EXCLUSIVE

## INFORMATION

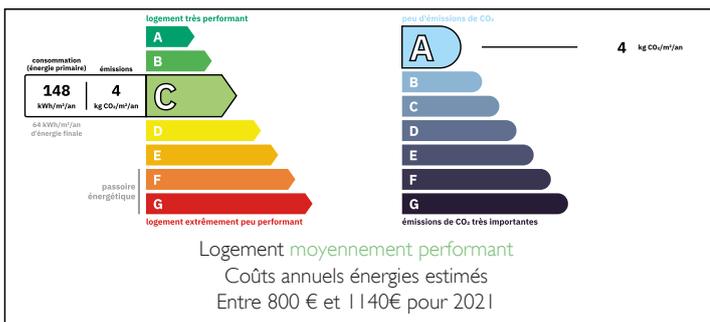
Town:	Le Cannet
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	86 m <sup>2</sup>
Outside Space:	15 m <sup>2</sup>

## IN BRIEF

Le Cannet, an exceptional property opportunity 1 minute from Cannes. Situated in a quiet, sought-after residential area, this recently built 86 sqm apartment offers tranquillity with convenient access to the vibrant attractions of the city. Discover this spacious apartment featuring three bedrooms, providing ample space for comfortable living. Enjoy the luxury of a private parking space and the convenience of a cellar for additional storage. The apartment boasts a beautiful terrace with an open view, perfect for relaxation and entertaining guests. This is a rare opportunity to own a serene retreat with easy access to all the amenities and excitement that the city has to offer. The 3D image has been added to provide layout ideas and inspire potential renovations.

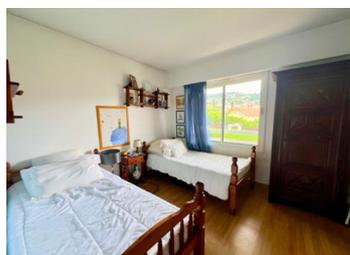


## ENERGY - DPE



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.



## DESCRIPTION

Situated in a quiet and sought-after residential area, this recently built property offers the perfect blend of tranquillity and convenient access to the city's vibrant attractions.

This 86 sqm apartment boasts three spacious bedrooms, providing ample space for family living or entertaining. The versatile layout includes a separate kitchen, which can be opened up to create a larger, more contemporary kitchen/dining area, enhancing the overall living space. With two bathrooms and two toilets, the apartment ensures comfort and convenience for all residents.

Additional amenities include a private parking space and a cellar that provide practical storage solutions and easy access. The residence itself boasts a beautiful pool and open views, perfect for relaxing and enjoying the tranquil surroundings.

While the property requires some updating, this is an excellent opportunity to customise and enhance the space to your taste. The quiet residential location, combined with the proximity to Cannes, makes this property ideal as a primary residence, second home, or rental investment.

This spacious apartment offers a rare combination of modern amenities, generous space, and the potential for personalisation in a desirable location. Don't miss the opportunity to make this exceptional property your own and enjoy the best of both peaceful living and vibrant city life.

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Co-owned building of 45 units  
Provisional annual charges: 2500€

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES