

Exceptional 2-bedroom apartment with a south-facing garden and terrace in Le Cannet, offering a beautiful sea.

EXCLUSIVE



INFORMATION

Town:	Le Cannet
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	77 m2
Outside Space:	110 m2

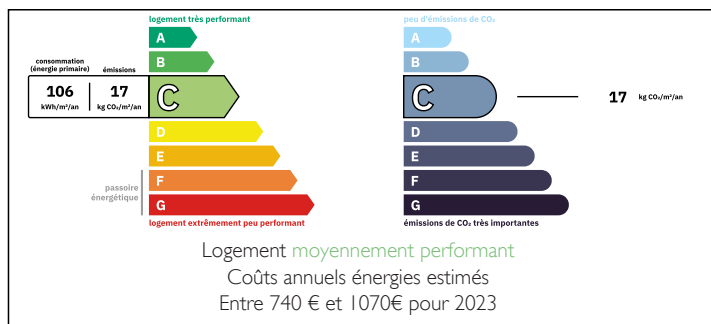
IN BRIEF

Live the dream of owning a property in the South of France with this fully renovated 77 m² apartment in a sought-after residential area. Featuring a 25 m² terrace and an 85 m² south-facing garden, it offers a magical outdoor space perfect for dining al fresco and enjoying glimpses of the sea.

Highlights include a high-end Noblessa kitchen with premium appliances, a spacious, light-filled living room, two elegant bedrooms, and a modern bathroom. The gated residence provides security and convenience with private parking, a cellar, and upgraded features like electric shutters and double-glazed windows.

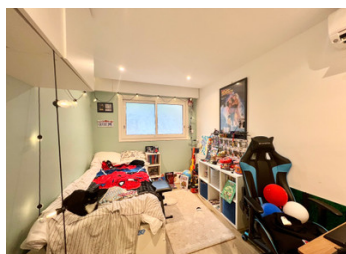
Quarterly fees are €800 (including water and central heating), and annual property taxes are €1,200.

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 foncière: 1200 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Fulfill your dream of owning a property in the South of France with this rare and exceptional apartment, located in a highly sought-after residential area of Le Cannet. Fully renovated and spanning 77 m², this property offers the perfect combination of modern comfort and outdoor charm. Its 25 m² terrace and 85 m² south-facing garden invite you to enjoy life under the Mediterranean sun, whether it's dining al fresco with family and friends or unwinding while taking in the open view and a glimpse of the sea.

This property exudes elegance, featuring a bright Noblessa kitchen with a corner glass partition, equipped with a Smeg induction range cooker with three electric ovens, a Gorenje refrigerator with a wine cellar, and a drawer dishwasher.

The spacious corner living room is bathed in light, perfect for entertaining or relaxing, while the two beautifully designed bedrooms and a modern bathroom with a walk-in shower, double sink, and laundry corner ensure optimal comfort.

Located in a gated and secure residence with video surveillance, the apartment also includes private parking, a spacious cellar, and upgraded features such as new electric shutters and double-glazed sliding doors. Quarterly fees, which include water and central heating, are €800, and annual property taxes are €1,200.

This unique property offers the opportunity to embrace the idyllic lifestyle of the French Riviera, where mornings start with sea glimpses and evenings can be spent on your terrace or in your garden, savouring the Mediterranean breeze.

Don't miss this chance...