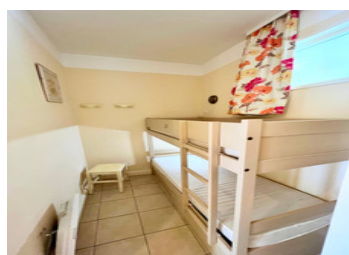


In a residence with panoramic sea views: Luxury apartment with a garden, a dream oasis on the French Riviera!



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Cannes
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	38 m2
Plot Size:	0 m2

IN BRIEF

Cannes – Croix des Gardes | Sea view apartment with high-end amenities

Live the dream of the South of France in this superb apartment located in a luxurious residence in the heart of Cannes' prestigious Croix des Gardes district. With its breathtaking panoramic views over the Bay of Cannes, this property captures the very essence of Riviera living.

The apartment features a bright and comfortable living area with a kitchenette, a cabin-style sleeping space, and a modern bathroom — all enhanced by a private parking space. A perfect combination of comfort, elegance, and practicality.

The residence offers exceptional amenities to make every day feel like a holiday:

A stunning infinity pool overlooking the sea
A tennis court

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: 933 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Set within a luxurious and secure residence in the sought-after Croix des Gardes area, this elegant first-floor apartment invites you to live the dream of the French Riviera lifestyle. Surrounded by a beautifully maintained landscaped park and featuring a stunning infinity pool with panoramic views over the Bay of Cannes and the Lérins Islands, this is a true haven of peace and beauty.

The apartment offers a bright living space with a kitchenette, a cleverly designed cabin-style sleeping area, and a modern bathroom. A private parking space is also included, and the property is equipped with reversible air conditioning for year-round comfort.

The residence provides an exceptional range of amenities:

breathhtaking infinity pool overlooking the sea

A tennis court

A meticulously landscaped park, perfect for relaxing strolls

A children's play area, ideal for family enjoyment

Whether you're dreaming of a stylish holiday home for your summer getaways or seeking a high-end rental investment, this property offers a rare opportunity in one of Cannes' most prestigious settings.

Imagine waking up each day in your own Riviera retreat, enjoying the sea breeze, soaking in Mediterranean sunshine, and sharing unforgettable moments on your private terrace.

Contact us today to arrange a viewing and take the next step toward making your dream of owning a home in the South of France a reality.

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