

CANNES – 3-bedroom apartment – 84 sqm – Quiet residence with pool, park & caretaker

EXCLUSIVE



INFORMATION

Town:	Cannes
Department:	Alpes-Maritimes
Bed:	3
Bath:	1
Floor:	84 m2
Plot Size:	0 m2

IN BRIEF

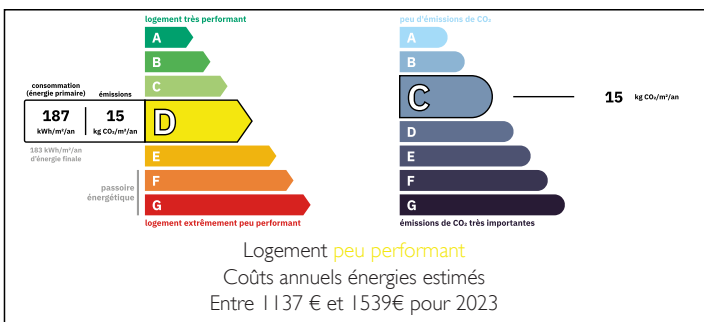
Located in Cannes, just 3 km from the beaches, this attractive apartment is set within a quiet, secure and beautifully landscaped residence, offering an exceptional quality of life. The residence features a large tree-lined park, a swimming pool, a children's playground, and the presence of an on-site caretaker, ensuring comfort, safety and peace of mind.

Ideally situated close to all amenities, including schools, public transport and shops, the property is perfectly suited for family living or long-term residence.

Situated on the ground floor, the apartment comprises 3 bedrooms and offers approximately 84 sqm of well-designed living space, with a functional layout and generous volumes.

A private parking space and a cellar/storage room

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

The living area, measuring around 25 sqm, has been extended by incorporating the former loggia and benefits from a 7-metre-wide picture window opening onto the living room and kitchen, creating a seamless flow between spaces and a pleasant sense of openness.

The kitchen is separate and semi-open, combining practicality with conviviality.

The night area includes three bedrooms, a shower room with a large walk-in (Italian-style) shower and WC, as well as the possibility to create a second independent WC or an additional shower room, depending on the buyer's needs.

The apartment has undergone a complete renovation and offers modern, high-quality features, including: built-in wardrobes and storage in the bedrooms, smooth walls with contemporary finishes, suspended ceilings with integrated spotlights, updated electrical system with two-way switches, efficient radiators, replaced windows, and electric roller shutters.

A repainting can be considered prior to completion, according to the purchaser's preferences, allowing for personalisation of the property.

Co-owned building of 390 units
Provisional annual charges: 3120€

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

LOCAL TAXES

Taxe foncière: 1324 EUR

Taxe habitation: EUR

NOTES