



Apartment

CANNES (06)

2 495 000 €*

* Agency fees to be paid by the seller



242 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Cannes, 500 meters from the sea!
New and of course exclusively...

Designed by the famous architect of Gray D'Albion and yet erected in the heart of nature!

Located 2 minutes from the port, Suquet and the beach...

It is within a magnificent residence fully secure and guarded 24 hours a day (caretaker, gate, cameras) that I invite you to come and take the height on the top floor in order to benefit from a simply magical sea view...

Its bucolic wooded park mixing blue cedars and avant-garde sculptures giving it a timeless character!

From its opulent common areas to its perfectly cared-for garages worthy of a palace.

Its spacious entrance crossed, you will appreciate its huge living / dining room accounting for 80 m².

The latter opening onto a first terrace of 60 m² with the big blue as the only limit.

The distribution of this apartment is perfectly thought out thanks to its three comfortable suites each benefiting from their own bathrooms and direct access to their respective terraces....

The use of noble materials as for its realization definitively completing its elegance.

Home automation complementing them (electric shutters, reversible air conditioning, etc.).

However, investing on the French Riviera necessarily requires taking into account its location / exposure, especially for future resale...

Do you want environmental peace of mind? I then offer you this intimate and secure area!

Access for people with reduced mobility, video surveillance system, permanent caretaker, green space, swimming pool... Not to mention its two closed individual garages and its indoor parking space, all located in the basement!

As well as its three large, ultra-healthy cellars.

A wisely strategic investment due to its exceptional location.

Ideal buyers looking for space and environmental tranquility or even investors (immediate proximity to the beach, Suquet, Croisette). Wishing to obtain more information or simply impatient to organize a visit, do not hesitate to contact Guillaume BECQUART (7 days a week), to whom we have entrusted this exclusivity! Nombre de lots de la copropriété : 30, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 3600€ soit 300€ par mois. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



Guillaume BECQUART

CANNES (06400)

Agent

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CANNES

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 846588

Property type Apartment

Year of construction 1990

Floor number 2

Floors count 2

Exposure S-W

\ Vue dégagée, Panoramique, sur Mer, sur Montagne

SURFACES

Living space 242 m²

Surface Carrez Law 242 m²

Living room surface 72 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 30

Condominium fees 300 €/mois

Share of expenses 3 600 €

COMPOSITION

Number of rooms 5

Number of bedrooms 3

Number of bathrooms 3

Toilets count 3

Terrace 1

DPE/GES

DPE 72

GES 2

APPENDIX

Parking couvert

Parking space 1

Garage 2

Cellar 1

Videophone Oui

SERVICES

Air conditioning Yes

Elevator Yes

Heater climatisation réversible

Kitchen aménagée

Swimming-pool Yes



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639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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SAS au capital de 100.000 euros

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