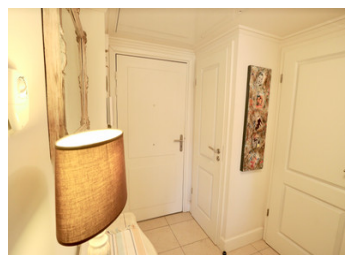
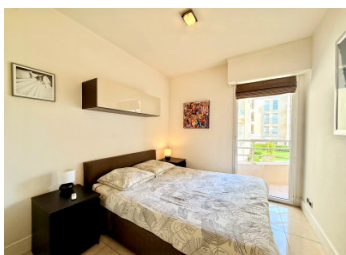


Cannes, elegant one-bedroom apartment with a terrace in a prestigious seafront residence with a pool.



INFORMATION

| | |
|----------------|-------------------|
| Town: | Cannes |
| Department: | Alpes-Maritimes |
| Bed: | 1 |
| Bath: | 1 |
| Floor: | 34 m ² |
| Outside Space: | 8 m ² |

IN BRIEF

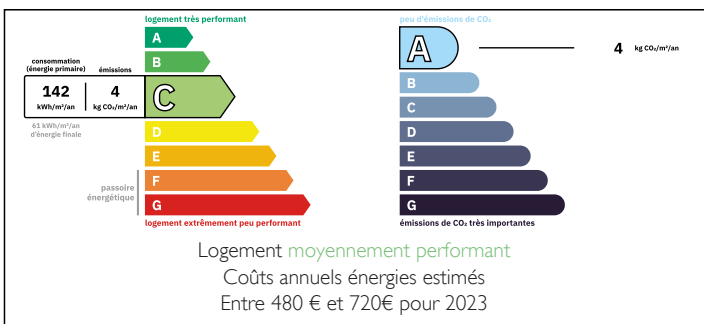
Live by the sea in this beautiful one-bedroom apartment (34 sqm) with an 8 sqm terrace overlooking the Mediterranean.

Located in a prestigious, quiet residence with swimming pool, caretaker, and garage, it offers the perfect blend of comfort, calm, and Riviera charm. Sold fully furnished and equipped, it features a bright living room with open kitchen, a cozy bedroom, a modern shower room, and air conditioning.

Enjoy the newly renovated mosaic pool (2025), direct beach access, a seaside promenade, and cycle paths right at your doorstep.

Between Cannes and Mandelieu, this is a rare opportunity to embrace the art de vivre of the Côte d'Azur where every day feels like a seaside escape.

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: 744 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A rare and sought-after address on the French Riviera, perfectly located between Cannes and Mandelieu-la-Napoule, in a luxury secured residence offering an exceptional quality of life.

Facing the Mediterranean, this bright 34 sqm apartment embodies the essence of the Côte d'Azur lifestyle; serenity, sunshine, and sea views as far as the eye can see.

The living area opens onto an 8 sqm south-east facing terrace overlooking the sea, perfect for a sunny breakfast or an evening drink as the sun sets over the horizon.

Sold fully furnished and equipped, the apartment offers:

A bright living room with open-plan kitchen,

A bedroom with fitted storage,

A modern shower room with separate toilet,

Air conditioning and an alarm system.

The residence is impeccably maintained, featuring a resident caretaker, a magnificent mosaic swimming pool (to be renovated in 2025, open from April to October), bicycle storage, and a private underground garage.

Only a minute's walk from the beach, with direct access to the sea, a coastal footpath, cycling route, and fitness trail, this property is perfectly placed to enjoy everything the Riviera offers.

Just a short drive from the glamour of Cannes, its film festivals, fine dining, luxury shopping, and marinas, this is a true haven of peace by the sea — a rare opportunity to combine comfort, elegance, and Mediterranean art de vivre.

Ideal as a holiday retreat or premium rental investment on the French Riviera.