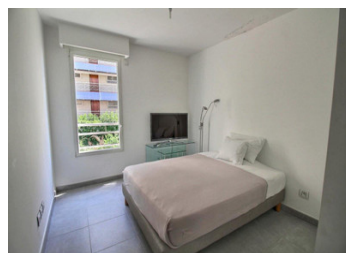


## Three-Bedroom Apartment with Roof Terrace with Private Pool and Sea View in the heart of Cannes' most Prestigious Neighbourhood - Cannes Californie



## INFORMATION

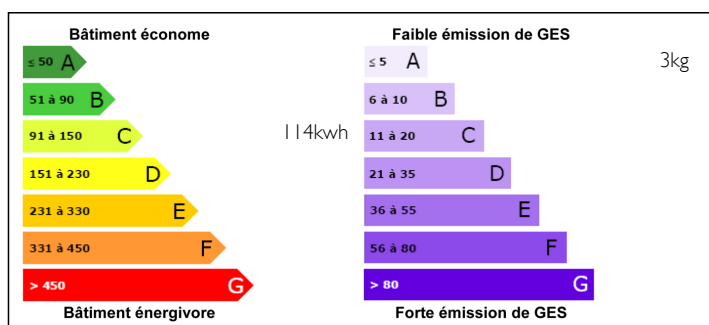
Town:	Cannes
Department:	Alpes-Maritimes
Bed:	3
Bath:	0
Floor:	81 m2
Plot Size:	0 m2



## IN BRIEF

Superb apartment of 81 m2 with private swimming pool on the roof terrace, located in Cannes, on the famous hills of La Californie, the residence offers you the privilege of a unique address while being just a few minutes from the heart of Cannes. The apartment consists of a living room and a kitchen which open onto the south-facing terrace. The master bedroom has an en suite bathroom and 2 bedrooms have shower room and toilet. A private staircase leads to an amazing 120m<sup>2</sup> roof terrace with its own private pool and spectacular sea views on the Bay of Cannes and the Massif Estérel. A 2-garage and cellar are included in the sale. This is the type of living paradise that only the Côte d'Azur can offer.

## 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

Superb apartment of 81 m<sup>2</sup> with private swimming pool on the roof terrace, located in Cannes, on the famous hill of La Californie, the California Park residence offers you the privilege of a unique address, in a few minutes, you reach the heart of Cannes.

The apartment consists of a living room and a kitchen which open onto the south-facing terrace. The master bedroom en suite and 2 bedrooms with shower room and toilet.

A private staircase leads to the superb 120 m<sup>2</sup> roof terrace with impressive sea views.

Very high quality services, space, light and a sumptuous view over the bay of Cannes... A paradise, as only the Riviera can offer.

2 closed garages and cellar.

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

## NOTES