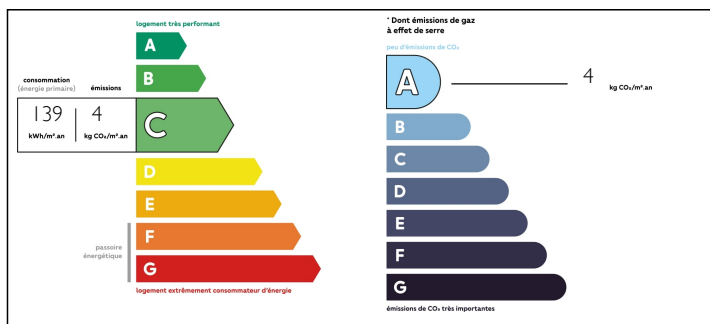


Sea Views and Coastal Delights: Dream Apartment in a Prestigious Residence Near the Beaches.



ENERGY - DPE



INFORMATION

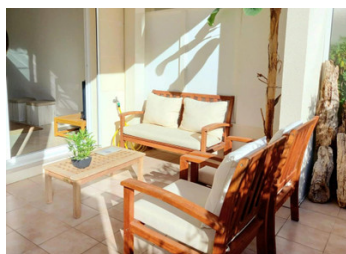
Town:	CANNES LA BOCCA
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	51 m2
Outside Space:	16 m2

IN BRIEF

Welcome to your coastal paradise! Nestled in a sought-after, secure residence just steps from the beach, this apartment offers an enchanting living environment. As soon as you step inside, you're greeted by radiant natural light and breathtaking views from the terrace overlooking the pool and lush park. Every detail of this immaculate space exudes serenity and comfort. The bedroom, separate toilet, and bathroom are perfectly arranged for your well-being. And thanks to the elevator, accessing the secure garage with two electric connections is a breeze. This gated community, renowned for its impeccable maintenance and enhanced security, offers you a true sanctuary with its three pools. And to top it off, the beaches are just across the street. Don't miss this unique opportunity to live within immediate reach of the turquoise waters, in the absolute comfort of a prestigious, secure residence. It's time to turn your dream of coastal living into reality!

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: 1075 EUR

NOTES

DESCRIPTION

We welcome you to this splendid apartment in a secure, gated and much sought after residence located just a few meters from the beach. From the apartment and its generous terrace facing the pool area you have a slight view of the sea and the closed off park area immediately outside gives you privacy. The extremely well maintained apartment gives an air of openness and light thanks to its perfect layout as well as its orientation toward the south and the terrace. From the entrance hall you reach the bedroom and the separated WC and bathroom. The elevator gives you convenient access to the closed garage where you have two electrical connections.

The gated residence is highly popular and both well maintained and safe with its many security cameras. It includes 3 swimming pools and you only have to cross the street outside to reach the beaches.

This is the perfect opportunity to live right next to the beaches in complete comfort while at the same time enjoy the life in an upscale and secure residence.

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