

# Hamptons

INTERNATIONAL



**Cannes, 06400, France**

5  

**£3,680,000**

**(€4,250,000)**

## Property details



### Key features

- 180 m

### Attributes

- 🏊 Swimming pool
- 🌊 Sea views
- Apartment

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## Description

Gated Estate - Panoramic Sea View Located in the prestigious Californie district of Cannes, within a secure gated estate, this intimate residence of only 4 co-owners offers a privileged living environment, surrounded by greenery and featuring a swimming pool. This 7-room property, approximately 180 sqm, extended by 30 sqm of terraces, enjoys a stunning panoramic sea view over the Lérins Islands. Occupying the entire first floor, the apartment is currently arranged as two separate units, connected by a terrace, and offered for sale as a whole. The property features a total of 5 bedrooms and 4 bathrooms, distributed as follows: 4-room apartment - approx. 110 sqm It comprises three bedrooms, two bathrooms, a spacious living room with dining area, and a large terrace of approximately 20 sqm offering panoramic views of the sea and the Lérins Islands. 3-room apartment - approx. 70 sqm This unit includes two en-suite bedrooms, as well as a living room with dining area, opening onto a terrace of approximately 10 sqm with breathtaking sea views over the Lérins Islands. Two garages and two cellars in the basement complete this rare property. Service charges: €1,500 / month Property tax: €5,000 / year Montant moyen de la quote-part de charges courantes 1,500 €/yearly





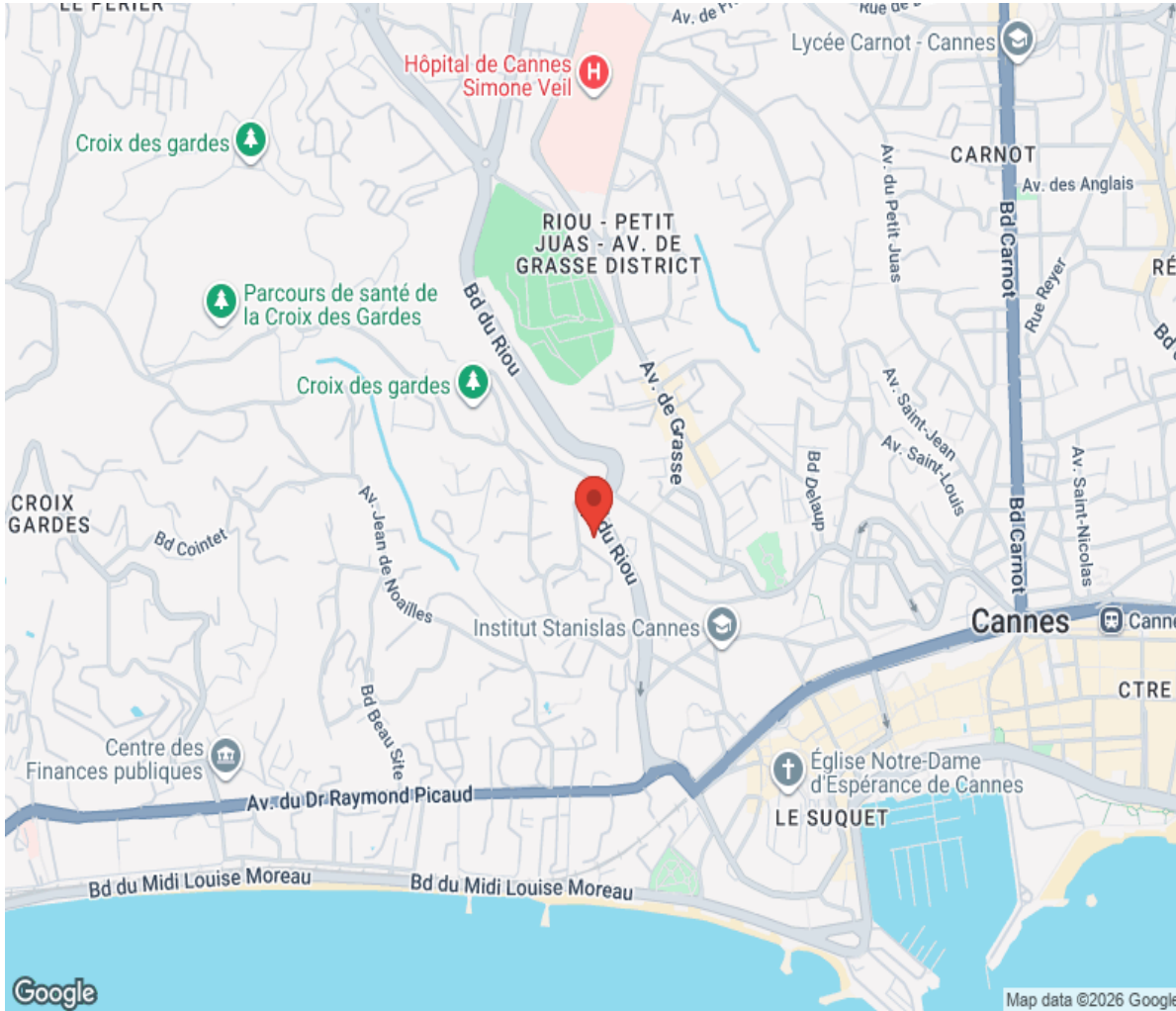








# Location



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