

# Hamptons

INTERNATIONAL



**Cannes, 06400, France**

2 𠄎

**£960,000**

**(€1,100,000)**

## Property details

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### Key features

- 117 m

### Attributes

-  **Garage**
- **Apartment**
-  **Private parking**
-  **Garden**

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## Description

Superb 2/3-bedroom apartment in absolute tranquility Located in the highly sought-after Haut-Montfleury, on the edge of the town center in an intimate 12-unit condominium nestled in a protected, wooded setting, discover this stunning 2/3-bedroom apartment of 117 sq m (Carrez Law) with 130 sq m of outdoor space. It comprises an entrance hall (11 sq m), a living/dining room (31 sq m) with 5.20 m bay windows offering panoramic views of the hinterland, the Esterel mountains, and extending all the way to the sea. As an added bonus, the old town of Cannes perched on its hill. The sleeping area includes a 26 sq m master suite with a dressing room, a guest bedroom (15 sq m) with an en-suite shower room, and a separate bathroom. Ample built-in storage. A third bedroom is possible. The layout is well-designed and efficient. Thanks to its triple exposure (west/south/east), all rooms have one or more windows. The exterior spaces are in direct contact with nature and the residence's park (2500m<sup>2</sup>). Two deep terraces of 37m<sup>2</sup> and 41m<sup>2</sup> with small gardens and a courtyard of over 20m<sup>2</sup> for exclusive use reinforce the concept of a small house, but without the garden maintenance. Ideal for a family living year-round or as a second home (low utility costs, individual metering). Irrigation and electrical wiring are pre-installed around the terraces. There are three water points, one with a tax-free rate/meter (shared garden water). Additionally, there is a large ventilated cellar (11m<sup>2</sup>) and an easily accessible parking space in a closed garage, equipped with a reinforced charging point directly connected to the apartment (a charger is also available, approved at the general meeting). A rare property in the heart of a peaceful and desirable location. Supermarket and Rue d'Antibes are within walking distance. Monthly charges: €215 (including fresh water) Property tax: €2,250 Agency fees payable by vendor - Nombre de lots dans la copropriété: 13 - Montant moyen de la quote-part de charges courantes 2,580 €/yearly

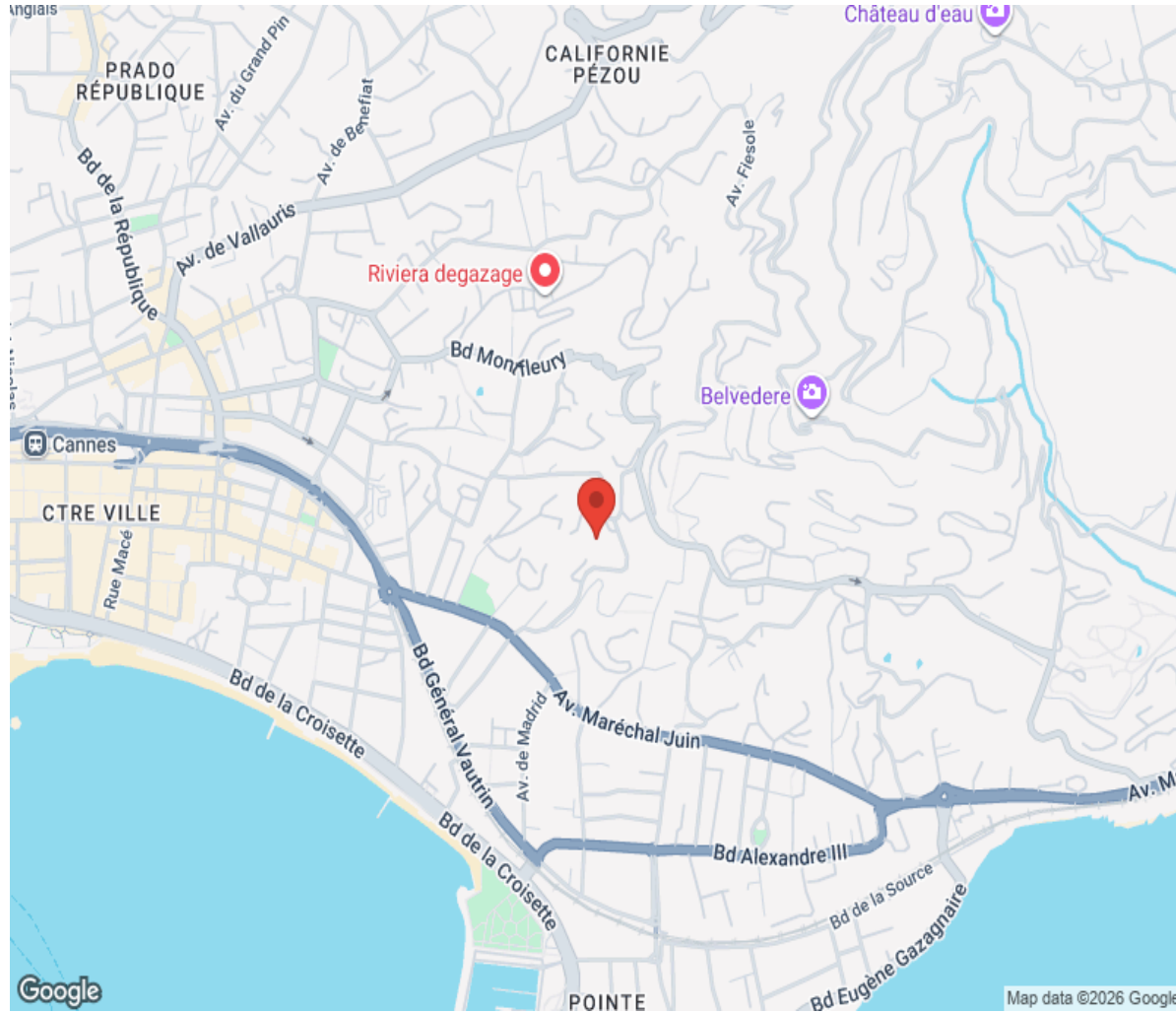








# Location



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