



Superb penthouse apartment in one of the best locations in Cannes.

Reference No: 3043

Price Euros: 1,320,000

Area: Cannes

Town: Cannes

Department: Alpes Maritimes

Bedrooms: 2

Land Size m2: 230

Habitable space m2: 130

Full Description: This luxurious penthouse apartment with terraces on all four sides enjoys views to north, south, east and west and a small sea view, situated in an exclusive gated development with fine mature gardens and attractive pool. It is in impeccable condition with top quality materials and decoration throughout: like oak parquet floors in bedrooms, polished marble floors in living rooms, solid oak internal joinery, reversible a/c and heating. It is not overlooked, is entirely private and very secure.

Accommodation:

The lift opens onto a private landing.

The very secure front door opens into an entrance hall with guests' WC.

Very spacious, light and airy open-plan lounge and dining room looking out to the east, south and west. Polished marble floors, diffused lighting, reversible climate control, 4 sets of sliding glass doors plus 2 single glass doors opening onto large terraces on the east, south and west sides – with fine views over the gardens and a small sea view to the south.

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

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Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

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Fully equipped modern kitchen with granite surfaces, induction hob and built-in ovens.

Comfortable and spacious master suite featuring a luxurious bathroom with separate shower, and rare green marble surfaces. The bedroom has a double aspect with 2 balconies: west and north. Built-in wardrobes, quality oak parquet floor. WC.

Bedroom II, west-facing with built-in wardrobes.

Shower room and WC.

Ample storage.

Electrics recently overhauled and meeting all top current standards.

The apartment can also be accessed by a service staircase.

The vast east terrace (58m²) looks both northwards towards Mougins and southwards to the sea and the Lerins Islands – perfect for entertaining at any time of the day and at all times of the year.

The gardens feature big old palm, pine and eucalyptus trees, grass lawns and abundant plantings of Mediterranean shrubs – lovingly maintained by a team of gardeners.

A big 10m x 13m tiled swimming pool with paved patio surround and shower (for all the domaine).

With the apartment come a double garage plus a secure lockable cellar.

A full range of security features, appropriate for apartments of such standing.

There is a live-in concierge on site.

Location:

- 15 mins walk to the Croisette, the Palais des Festivals, the beaches, the Old Port - and the fabulous Marche Forville with amazing fresh produce every day.
- 2 mins walk to shops and amenities – like the excellent local boulangerie where you can get your croissants and baguettes.
- 5 mins drive to the A8 autoroute.
- 15 mins drive to Mandelieu private airport.
- 25 mins drive to Nice airport.

Property Features: Air conditioning, Alarm, Automatic Gates, Balcony, CCTV security, Double Glazing, Electric Shutters, Elevator, Large Rooms, Letting Potential, Marble Floors, Outside Lighting, Parquet Floors, Shared Garden, Shared Pool, Terrace, Tile Floors, Town water, TV Ariel

Nearby Amenities: Airfield, Beaches, Controlled Access, Forest/Parkland, Golf Course, Local Shopping, Marina, Medieval Village, Nightlife, Public Transport, Restaurants, Schools, Ski-ing (-2hrs), Sports Complex, Tennis Courts, TGV - less than 1 Hour, Watersports, Weekly market

View: Garden, Hills, Islands, Panoramic, Sea view

Heating: Central, Electric, Rev. climate control

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