



CANNES (CROISSETTE) 06400 FRANCE

€5,790,000

150 Years
JOHN D WOOD & CO.

London, Country & International Property

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On the Croisette, between the center of Cannes and Palm Beach, facing Port Canto, this fully renovated duplex boasts high-end amenities and an exceptional location. It offers 248 sq m of living space on two levels, extended by a 20 sq m terrace on the main level and a 380 sq m private garden with a reflecting pool. A rare feature in this area, it offers a true villa feel. Condo fees : 300 euros/months The 90 sq m living area, bathed in light and opening generously onto the outdoors, enjoys pleasant sea views. The living and dining rooms are arranged in a fluid and elegant layout, ideal for entertaining.

**248 m,
Swimming pool**

€5,790,000



The fully equipped open-plan kitchen has been designed for demanding use: double sink, two refrigerators, a freezer with an ice maker, and a 128-bottle wine cellar. The property includes five bedrooms, each with its own en-suite bathroom. The master suite offers generous living space with a 31 sq m bedroom, an 11 sq m bathroom, and a separate toilet. One of the bedrooms has independent access, ideal for staff or for guests to enjoy complete privacy, with the option of adding an outdoor kitchenette. An 8 sq m laundry room and two hot water tanks providing ample hot water complete the property. The amenities are contemporary and high-quality: reversible air conditioning in every room, heated bathroom walls, an ethanol fireplace with remote control, a monitored alarm system, a video intercom, security glazing, and roller shutters. Outside, the garden features automatic irrigation and integrated lighting, while electric awnings seamlessly extend the living areas. Two to three underground parking spaces, as well as an additional space in front of the gate, complete this property. A rare opportunity on the Croisette, combining spacious rooms, generous outdoor areas and high-quality amenities, in a privileged environment facing Port Canto.



