

CANNES 06400 FRANCE

€4,250,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

CANNES 06400 FRANCE

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

180 m

€4,250,000



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



