



## Duplex in Cannes,

06400, Cannes, Provence-Alpes-Côte D'azur

\* Available \* 4 Beds \* 1 Bath \* 175m2

Sale - Duplex Cannes (Californie)

€2,990,000

Ref: 7263790

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée



## Property Description

Duplex apartment of 175 sqm with surrounding terraces of 120 sqm and a private garden of 100 sqm is on the market.

Situated in the Californie area overlooking the Bay of Cannes and the Palm Beach peninsula.

Accessible by lift in the common area, the property also has another access via its private garden. The residence is intimate, secure, and very quiet.

The duplex apartment consists of a spacious reception room and an adjacent dining room and offers panoramic windows opening onto a large south-facing terrace. A fully equipped kitchen offers access to the Pergola covered dining terrace with a view.

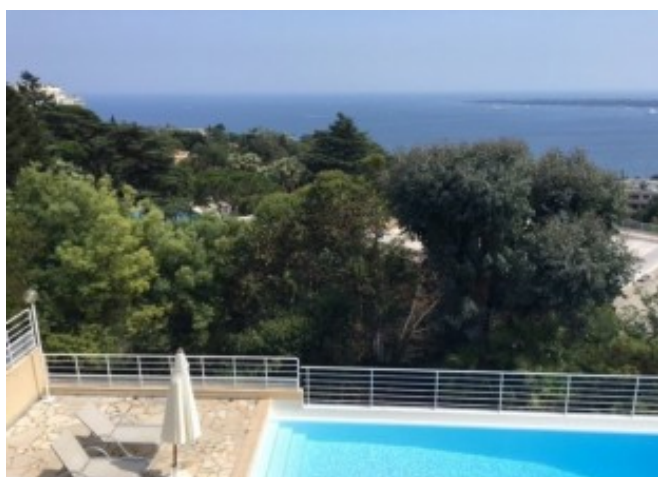
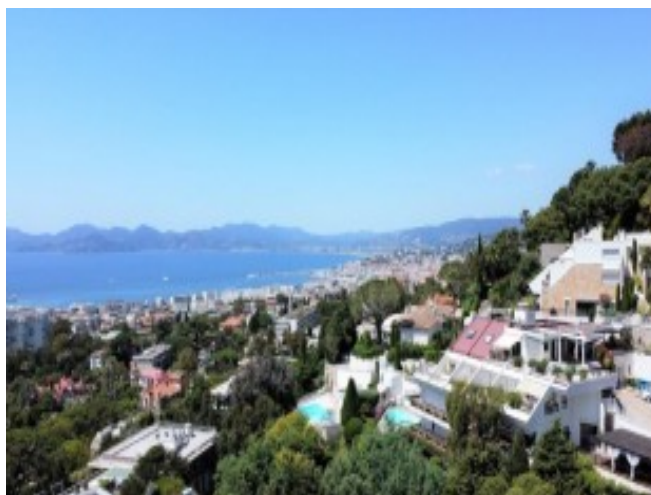
Main level: Living room, dining room, modern kitchen, guest WC, Master suite with a full bathroom en-suite (shower, bath & WC) and a dressing room; second bedroom with a shower room en-suite & WC.

The property is air-conditioned and every room offers an exit to the beautiful teak terrace overlooking the Mediterranean Sea.

Lower level: a double bedroom plus a bedroom with a sofa-bed which opens onto a lower private terrace and the garden; a separate shower room; WC; laundry.

Summer dining room (Pergola) communicates with the panoramic terrace facing the sea surrounding the apartment and offers access to the private manicured garden.

Underground & outside parking in the residence. This small privileged gated residence has a huge swimming pool with sea views, sunbeds, WC, shower. The residence facades have been totally renovated in 2019.



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