

Cannes – Provence-Alpes-Cote d'Azur

# Croix des Gardes – Spacious Apartment with its Own Garden

*Property ID: 83754481*



**PURCHASE PRICE: 1.190.000 EUR • LIVING SPACE: ca. 136 m<sup>2</sup> • ROOMS: 4**

Property ID: 83754481 - 06400 Cannes – Provence-Alpes-Cote d'Azur

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## At a glance

|              |            |
|--------------|------------|
| Property ID  | 83754481   |
| Living Space | ca. 136 m² |
| Rooms        | 4          |
| Bedrooms     | 2          |

|                       |                              |
|-----------------------|------------------------------|
| Purchase Price        | 1.190.000 EUR                |
| Total Space           | ca. 136 m²                   |
| Condition of property | In need of renovation        |
| Equipment             | Terrace, Garden / shared use |

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## Energy Data

|                    |   |
|--------------------|---|
| Power Source       | Electric  |
| Energy information | At the time of preparing the document, no energy certificate was available. |



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## A first impression

Beautiful panoramic views from this south-west facing and bright apartment. Located in a superb residence in the Croix des Gardes neighborhood, it has a livable surface of 136 sqm with a terrace and garden of over 500 sqm.

The apartment comprises a large entrance hall, a spacious and very bright living and dining room of 50 sqm opening up onto the terrace and surrounding garden. From the private garden you can enjoy views of the Esterel mountains and glimpses of the Bay of Cannes. Separate kitchen with a service entrance (formerly used for staff) and access to the courtyard on the back. Two ensuite bedrooms with ample storage space and access to the terrace.

The apartment building is set in an exceptional park of nearly 40 000 sqm dating back to the late 19th century, with one of the first swimming pools built in Cannes, and tennis court. The park was originally landscaped around a historic property, where Winston Churchill was one of the many famous tenants.

The Croix des Gardes, situated approximately 1 km west of central Cannes, boasts a park of 80 hectares full of Mediterranean vegetation and a stunning panorama of the Bay of Cannes. It is home to some of the most iconic historic properties in Cannes built in the 19th century by the British aristocracy and was formerly known as the “English Quarter”.

Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

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## Contact partner

For further information, please contact your contact person:

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