

# BY BLUE

## INTERNATIONAL REALTY

Exceptional 2 bedroom apartment in Le Cannet with panoramic sea view



Le Cannet - 1 730 000 €

Ref. 85510308

Discover this bright, refined apartment, ideally located in Le Cannet, close to the town centre. Nestled on the first floor of a luxury building in an intimate, sought-after residence with swimming pool, this property combines elegance, comfort and modernity.

With a floor area of around 121 m<sup>2</sup>, this apartment offers a large, bright living room opening onto a south-west-facing terrace of around 25,5 m<sup>2</sup>, with panoramic views of the sea and the Estérel mountains, a modern open-plan kitchen, complemented by a practical utility room, and two en suite bedrooms, each with its own bathroom, built-in dressing area and Japanese toilet.

Numerous bespoke storage units are elegantly integrated.

There is also an advanced home automation system to control the lighting, blinds (inside and out) and roller shutters.

A 25,50 m<sup>2</sup> terrace with lighting and ceiling-mounted heaters, a 5 m<sup>2</sup> bedroom terrace, a 7,79 m<sup>2</sup> cellar and a 26,40 m<sup>2</sup> double garage in the basement complete this exceptional property.

This luxurious apartment, combining refinement and comfort, is a rare opportunity on the market. Come and experience luxury with breathtaking views!

For more information or to arrange a viewing, contact us today.

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Living area : 121 m<sup>2</sup>

Bedrooms : 2

Exposition : South-west

Rooms : 3

✓Cave

✓Swimming pool

✓Sea view

✓Terrace

Property tax : 2 400 €

Fees payable by vendor

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