

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

- At a glance
- The property
- Energy Data
- A first impression
- Contact partner

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

## At a glance

Property ID	83754481	Purchase Price	1.190.000 EUR
Living Space	ca. 136 m <sup>2</sup>	Total Space	ca. 136 m <sup>2</sup>
Rooms	4	Condition of property	In need of renovation
Bedrooms	2	Equipment	Terrace, Garden / shared use

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

## Energy Data

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



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

## The property





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

## The property



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

## The property





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

## The property





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

## The property



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

## The property





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

## The property





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

## The property



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

## 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)

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

## Contact partner

For further information, please contact your contact person:

Martina Aniansson & Marc Sebastian Aniansson

---

76 Boulevard de la Croisette, 06400 Cannes

Tel.: +33 4 93 - 49 56 40

E-Mail: frenchriviera@von-poll.com

*To the Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)