

2 To 3 Bedrooms Apartment With Terrace And Parking - Haut Cannel Le Cannel

Le Cannel, Alpes-Maritimes, Provence-Alpes-Cote d'Azur



€525,000

inc. of agency fees

2 km from the famous Croisette and the beaches of Cannes, in the immediate vicinity of Mougins, there is a commune whose name evokes the sweetness of life: Le Cannel. With an exceptional panorama of the...

At a Glance

Reference	MFH- PROHWCN6173399	Near to	Le Cannel	Price	€525,000
		Pool	No	Land Tax	N/A

Property Description

2 km from the famous Croisette and the beaches of Cannes, in the immediate vicinity of Mougins, there is a commune whose name evokes the sweetness of life: Le Cannel. With an exceptional panorama of the sea and the Lerins Islands, the town is distinguished by the beauty of its landscapes. Immortalized by the painter Pierre Bonnard, this remarkable nature makes Le Cannel an inexhaustible source of inspiration. Labelled "Ville et Métiers d'Art", the town welcomes many artists seduced by its unique light. A peaceful atmosphere reigns here, reflecting the charm of the Provençal cities. The authentic alleys of Vieux-Cannel, its squares decorated with fountains, the conviviality of its markets where you can taste pissaladière, socca and anchoïade.... Strategically located 10 km from Sophia-Antipolis, Europe's leading technology park, Le Cannel contributes to the dynamism of the Cannes agglomeration.

5 apartments are still available:

- Apartment 3-bedrooms on first floor of 78.29 m² and a terrace of 21.28m² at 525 000 €.
- Apartment 3-bedrooms on first floor of 80.7m² and a terrace of 22.15m² to 540 000 €.
- Apartment 3-bedrooms on 2nd floor of 80,70m², a terrace of 22.15m² to 560 000 €.
- Apartment 2-bedrooms on last floor of 89.50 m² and terrace of 47.16m² to 850 000 €.

-Apartment 3-bedrooms on last floor of 85.31 m² and terrace of 42.12m² to 720 000 €

L'écrin is an intimate residence with 12 apartments on two floors above the first floor and a basement level housing the private parking lot. From 2 to 4 rooms, these apartments offer the comfort and refinement of rare addresses: meticulous services, quality equipment, spacious volumes making the most of every square meter, sober and contemporary decoration that can be easily customized... Thanks to their location at the corners of the residence, most of the interiors enjoy double exposure, a guarantee of natural light and well-being, but also of varied views of the surroundings. Some occupants even have the exclusive right to enjoy a panoramic view of the green hills and heights of Le Cannet from their living room, 365 days a year. On sunny days, you will enjoy living with all the windows open to welcome the song of the birds and cicadas as well as the scent of the olive trees, oaks, pines and cypresses in the property's park.

Inside and outside, L'écrin distills a rare quality of life. Some of the property's apartments open onto a generous terrace that can be arranged as an open-air summer room: solarium, outdoor living room, hanging garden... The residence's highest position allows you to enjoy superb views from the balcony: some over the village of Le Cannet, others over the property's wooded grounds. An idyllic setting to share moments of complicity with family and friends!

Offering a perfect compromise between the city and a green setting, L'écrin blossoms in the residential and highly sought-after area of Haut Cannet, on the edge of Cannes. All amenities are less than 1 km away: mini-markets, supermarkets, full range of schools from nursery to high school... The shops and restaurants of Vieux-Cannet are less than 15 minutes away on foot. The bus stop at the foot of the residence makes it easy to get to the Place Jean-Jaurès market or the Cannes train station.

L'écrin has the privilege of being located in one of the best neighborhoods in Le Cannet, renowned for its calm and its landscaped heritage. Thanks to its terraced terrain, the plot enjoys excellent exposure and beautiful, unobstructed views. This contemporary residence is designed by the Bruno Focheux architectural firm. With its sober, compact and light volume, the project gives pride of place to outdoor spaces by emphasizing the interplay of full and empty spaces, light and shadow. Its corners are marked by deep loggias, projecting balconies or spacious terraces shaded by concrete caps. A selection of refined colors and durable materials elegantly punctuate the façades of L'écrin: basalt gray rendering on the first floor, off-white, stone and beige rendering on the upper floors, dark gray aluminum windows and French doors, clear glass railings, and a four-sided red canal tile roof.

Many high quality services.

Contact us for more information.

Key Information

Property type: Apartment
Price: €525,000
Address: Le Cannet, Alpes-Maritimes,
Provence-Alpes-Cote d'Azur

Additional Information

Year Built: 2023

Location: Provence-Alpes-Cote d'Azur



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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C. BAUER – Sunday Times

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