



## VENDÔME ESTATE



### **SOLD CANNES - MAGNIFICENT 94m2 - TERRACE**

Boulevard Alexandre III

On request

Apartment  
95,0 m<sup>2</sup>  
Floor: 1

Rooms: 3  
Bedrooms: 2

Bathrooms: 1

Located in the prestigious Résidence, a historic building dating back to the late 19th century, this 94 m<sup>2</sup> garden-level apartment offers a unique living environment that combines the charm of the past with high-end features.

This magnificent three-room apartment boasts a bright living room opening onto a large terrace with breathtaking views of the residence's landscaped gardens. It includes two bedrooms, one of which is a master suite with an Italian-style shower, a fully equipped kitchen, and optimized storage space. Marble flooring and noble materials enhance the elegance of this exceptional property.

The Résidence is one of Cannes' architectural gems, once frequented by European aristocracy. Its vast landscaped park, originally featuring a lake and an artificial river, still preserves a lush setting with rare and century-old trees. This secure and green environment offers a true haven of peace just minutes from the beaches and city center.

Ideally located on Boulevard Alexandre III, between La Croisette and the quiet residential area of Basse Californie, the residence benefits from proximity to shops, restaurants, and public transport. The apartment comes with a private parking space.

Furniture sale possible according to your needs. A rare find on the market.

A unique opportunity not to be missed. Contact us today for a viewing.

Energy Performance Certificate (DPE): C

Estimated annual energy costs: €[to be completed]

Co-ownership, with average annual charges of €[to be completed]

Ongoing legal proceedings: NO

Transaction fees (TTC) payable by the buyer.

Information on risks related to this property is available on the Géorisques website













## Details

- Living room
- Terrace
- 2 bedrooms
- 1 bathroom
- 2 WC
- Equipped kitchen