



RENOVATED 2-BED CORNER APARTMENT IN
CANNES OXFORD – 40M2 EXTERIOR SPACE -
RESIDENCE WITH POOL & GARAGE

RENOVATED 2-BED
CORNER APARTMENT IN
CANNES OXFORD – 40M2
EXTERIOR SPACE -
RESIDENCE WITH POOL &
GA...



PROPERTY FACT FILE	
REFERENCE	A45102VAP06
PRICE	€ 449,000 £ 0* *agency fees to be paid by the seller
BEDROOM	2
BATHROOM	2
ACCOMMODATION	69 m ²
LAND	40 m ²
TOWN	Cannes
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Renovated corner apartment in recent condo (2006)
- Large wrap-around terraces of approx. 40 m²
- High-end modern finishes & reversible AC
- Swimming pool, park, closed garage & storage
- Short-term rentals allowed (min. 1 week)

RENOVATED 2-BED
CORNER APARTMENT IN
CANNES OXFORD – 40M²
EXTERIOR SPACE -
RESIDENCE WITH POOL &
GA...

Ref : A45102VAP06

Located in the prestigious and peaceful Oxford area of Cannes, this 69 m² corner apartment has been completely renovated.

Situated on the second floor of a luxury residence built in 2006 with elevator featuring a swimming pool and landscaped park, the property

DESCRIPTION

OVERVIEW:

Nestled in the heart of a lush, residential haven in the highly sought-after Oxford district of Cannes, the apartment is positioned on the second floor of an upscale, secure condominium built in 2006. Residents enjoy exclusive access to beautifully manicured park grounds and a pristine swimming pool.

The property features a high-end designer renovation, marrying contemporary luxury with optimal comfort. Standout architectural details include striking wood-slatted accent walls, expansive custom mirrors that amplify the abundance of natural light, and elegant checkerboard flooring. The residence rules explicitly authorize short-term seasonal rentals (with a minimum duration of one week), making this an outstanding opportunity for a premium rental investment.

LAYOUT:

Internal living surface of 69.12 m² (Loi Carrez) and over 40 m² of external spaces: Entrance Hall: 8 m²
Living & Dining Room: 32 m²
Living room curved balcony: 10 m²
Kitchen: 4 m²
Bedroom 1: 8.42 m²
Bedroom 2 (Master Suite): 10.27 m² – A bright bedroom complete with its own private, contemporary ensuite shower room of 1.80 m².

Main Bathroom: 3.56 m²
Guest WC: 1.06 m²
Continuous Terrace: 30 m²
Underground Garage and storage room are included in the price.

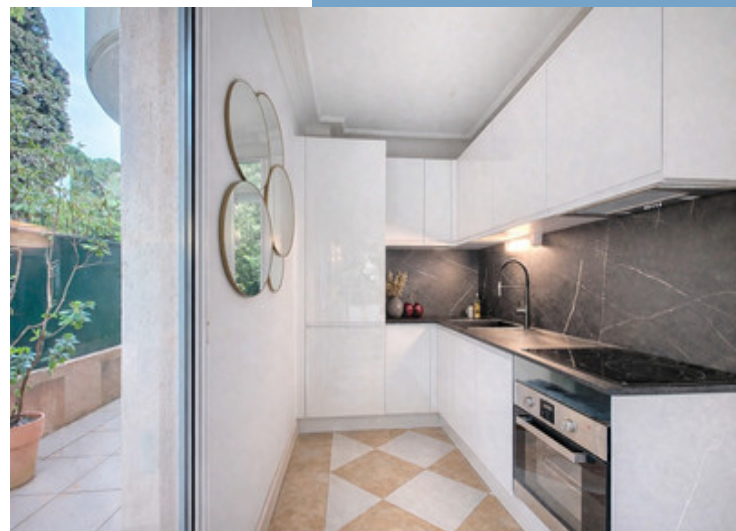
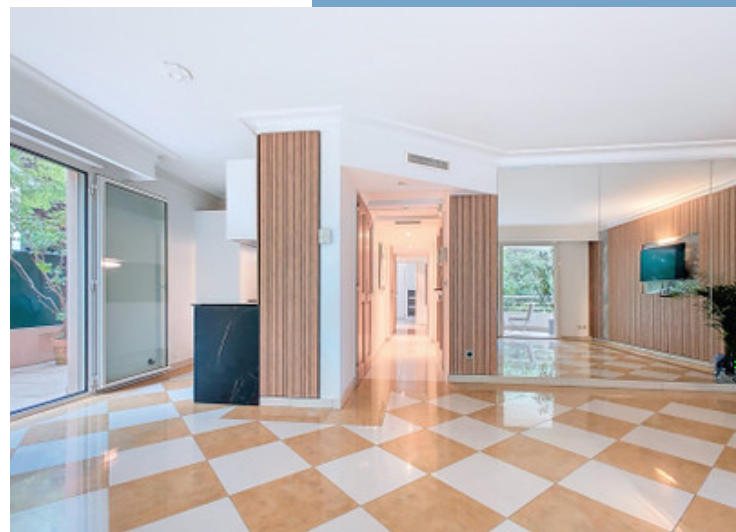
AREA:

The Oxford neighborhood is historically celebrated as one of Cannes' most elegant, quiet, and green residential sectors. It offers an idyllic escape from the bustling city center while remaining incredibly well-connected. The apartment ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45102VAP06>

COMPLETE FILE AND PHOTO ON REQUEST

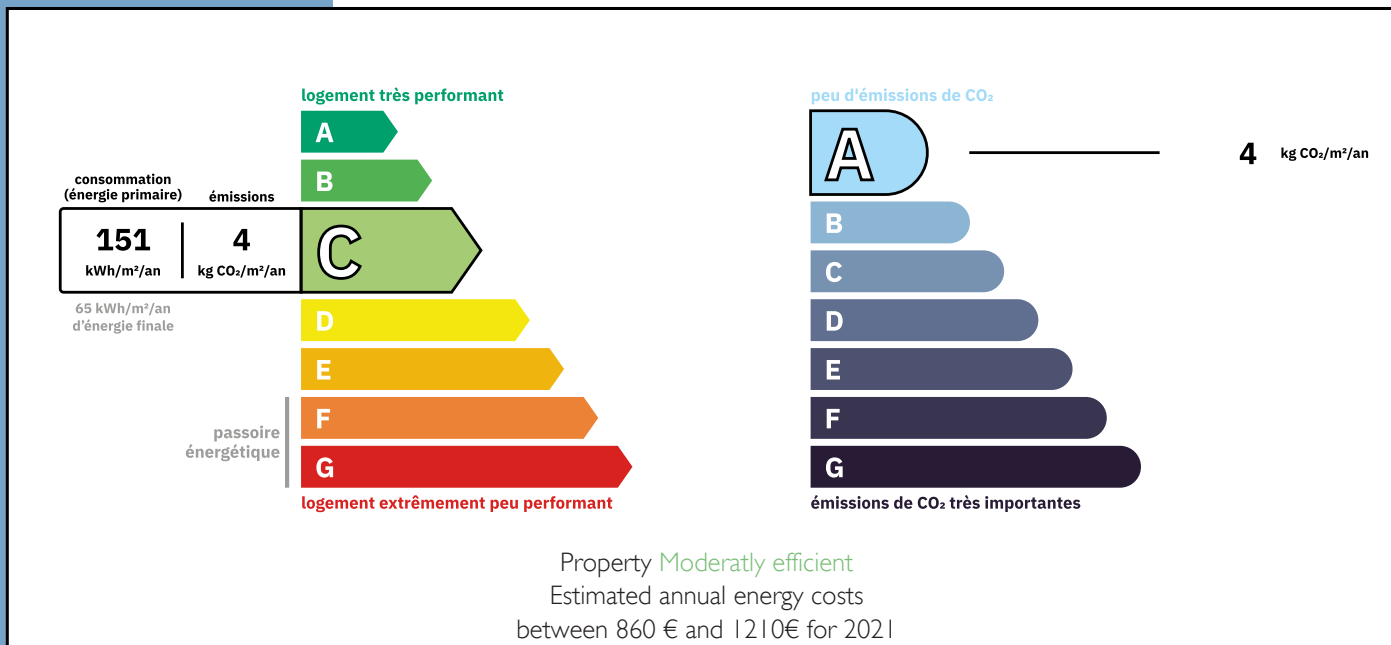


RENOVATED 2-BED CORNER APARTMENT IN CANNES OXFORD – 40M2 EXTERIOR SPACE - RESIDENCE WITH POOL & GA...

Ref : A45102VAP06

ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>



NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A45102VAP06
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr