



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

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EXTERIOR SPACE -  
RESIDENCE WITH POOL &  
GA...



PROPERTY FACT FILE	
REFERENCE	A45102VAP06
PRICE	€ 479,000 £ 0* *agency fees to be paid by the seller
BEDROOM	2
BATHROOM	2
ACCOMMODATION	69 m <sup>2</sup>
LAND	40 m <sup>2</sup>
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 m<sup>2</sup>
- High-end modern finishes & reversible AC
- Swimming pool, park, closed garage & storage
- Short-term rentals allowed (min. 1 week)

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Located in the prestigious and peaceful Oxford area of Cannes, this 69 m<sup>2</sup> 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 m<sup>2</sup> (Loi Carrez) and over 40 m<sup>2</sup> of external spaces: Entrance Hall: 8 m<sup>2</sup>  
Living & Dining Room: 32 m<sup>2</sup>  
Living room curved balcony: 10 m<sup>2</sup>  
Kitchen: 4 m<sup>2</sup>  
Bedroom 1: 8.42 m<sup>2</sup>  
Bedroom 2 (Master Suite): 10.27 m<sup>2</sup> – A bright bedroom complete with its own private, contemporary ensuite shower room of 1.80 m<sup>2</sup>.

Main Bathroom: 3.56 m<sup>2</sup>  
Guest WC: 1.06 m<sup>2</sup>  
Continuous Terrace: 30 m<sup>2</sup>  
Underground Garage and storage room are included in the price.

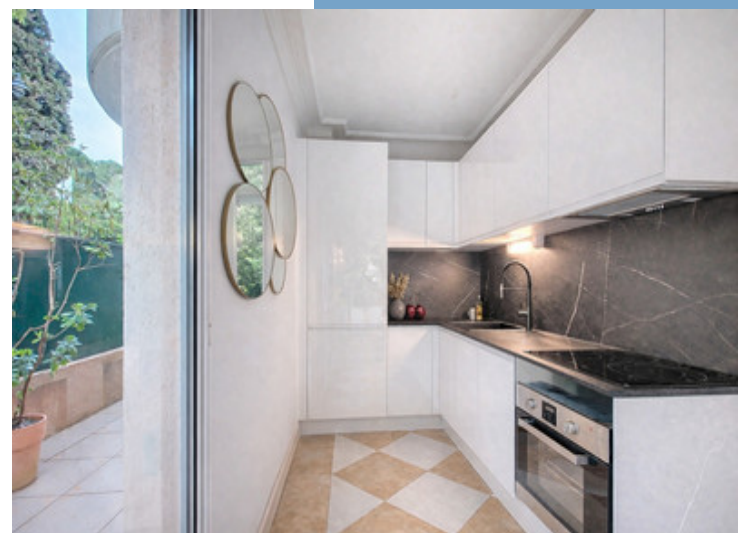
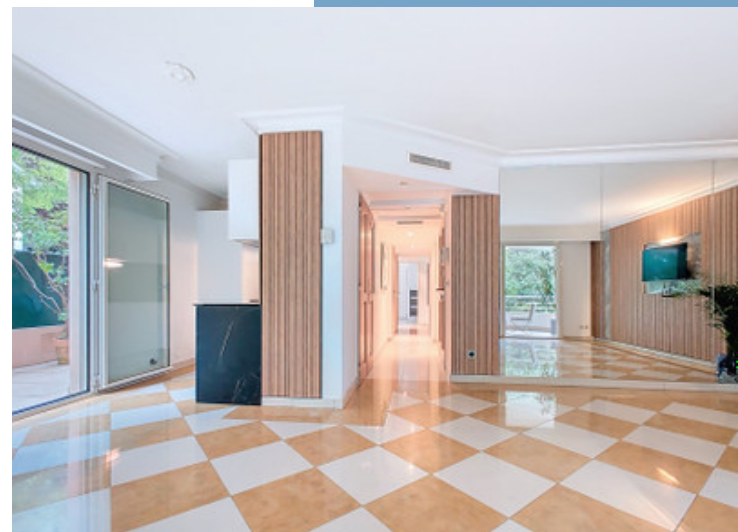
### AREA:

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

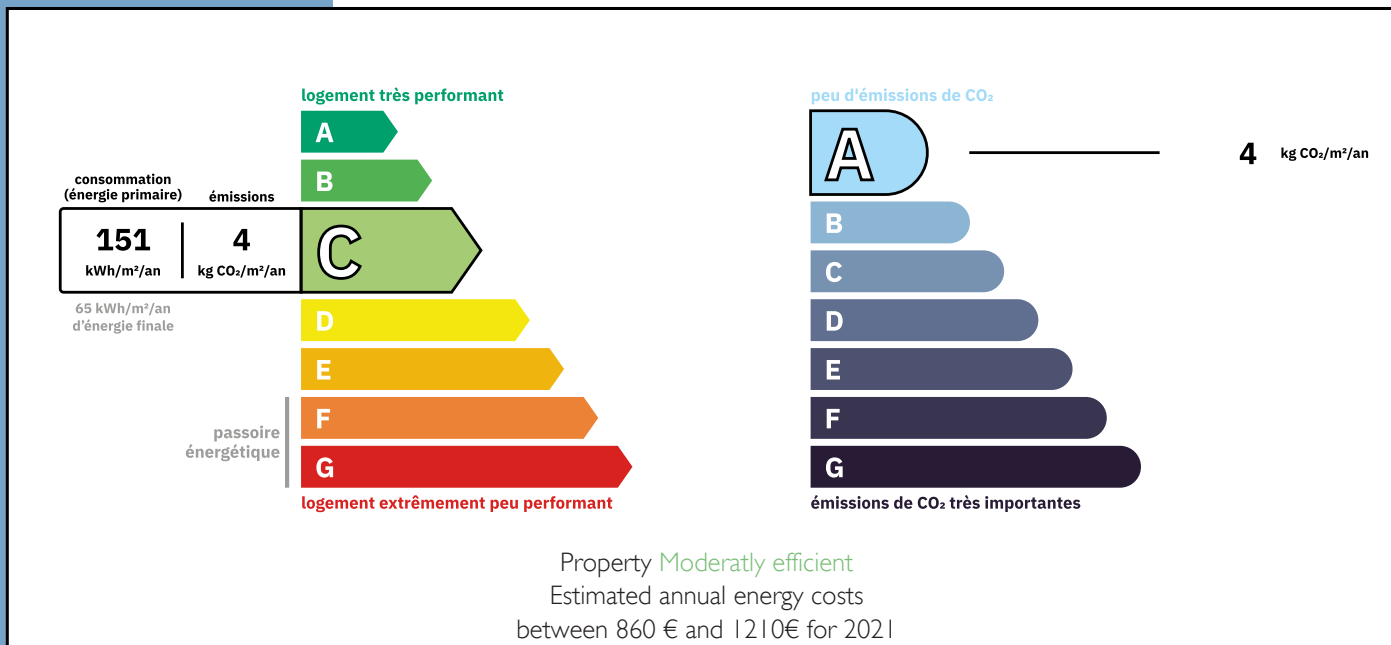


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## ENERGIE-DPE

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



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## CONTACT

Réf :A45102VAP06  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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