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## Charming Provencal Villa With Sea View And Exceptional Renovation Potential...

Cagnes-sur-Mer , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



**€798,720**

inc. of agency fees

5 Beds

287 sqm

Nestled in the sought-after hills of Cagnes-sur-Mer, this grand three-storey Provencal villa offers a rare opportunity for those...

### At a Glance

**Reference** MFH-  
PROHWNC83950060

**Bed** 5

**Near to** Cagnes-sur-Mer

**Pool** Yes

**Price** €798,720

**Hab.Space** 287 sqm

**Land Tax** N/A

### Property Description

Nestled in the sought-after hills of Cagnes-sur-Mer, this grand three-storey Provencal villa offers a rare opportunity for those looking to create a bespoke dream home with character, space, and breathtaking panoramic views of the Mediterranean and surrounding hills.

Set on a generous plot and equipped with a lift, the villa features a bright and spacious living room, a formal dining area, and access to both a glassed-in veranda and a sunny terrace—perfectly positioned to soak in the spectacular scenery.

The main floor also includes a separate kitchen, two bedrooms, a shower room, and a guest toilet.

On the garden level, a private master suite enjoys direct access to the grounds, with large windows inviting in natural light and views. This floor also includes a refined office with custom-built bookshelves, a charming bar area with an integrated billiard table, and multiple storage rooms.

A fully independent studio with its own kitchen, shower room, and ample storage offers flexibility for guests or rental income.

The top floor attic, already fitted out, can be renovated to serve as a playroom, artist's studio, or additional storage space.

Outdoors, the property brims with potential: two separate garden areas waiting to be landscaped, a striking mosaic-tiled swimming pool, and a pool house that sets the scene for unforgettable summer days. A garage and extra parking complete the offer.

This is a rare opportunity to unlock the full potential of a character-filled home in a quiet, prestigious setting—just moments from the beaches, lifestyle, and culture of the French Riviera.

A unique property with soul and limitless possibilities. Come and imagine what it could become.

## Summary

Property type:	House
Bedrooms:	5
Price	€798,720

## Key Information

Internal Area:	287 sqm
Number of	1
Fireplaces:	

### Property Features:

- Air-conditioning

Swimming Pool?	Yes
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Has Air Conditioning?	Yes
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Has Alarm	Yes
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**Location: Provence-Alpes-Cote-d'Azur**



## Gallery













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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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