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# Villa Exclusive Avec Vue Mer Imprenable - La Roquette-sur-siagne

La Roquette-sur-Siagne, Alpes-Maritimes, Provence-Alpes-Cote-d'Azur



€2,250,000

inc. of agency fees

**5** Beds **258.29** sqm **0.25** ha

Near Cannes, discover this magnificent property in an elevated position with sea views, located in a prestigious residential...

#### At a Glance

ReferenceMFH-<br/>PROHWCN84575565Near to<br/>SiagneLa Roquette-sur-<br/>SiagnePrice€2,250,000Bed5PoolYesLand Tax N/A

**Property Description** 

0.25 ha

Land

Near Cannes, discover this magnificent property in an elevated position with sea views, located in a prestigious residential area close to all amenities.

Fully renovated with high-end features and quality materials, this villa offers approximately 260 m<sup>2</sup> of living space on a flat, tree-lined plot of 2,500 m<sup>2</sup>.

On the garden level, it includes four bedrooms, three bathrooms or shower rooms, and a laundry room.

Upstairs, a bright living area with a dining room and an equipped kitchen opens onto a terrace with sea views. This level also features a living room with a fireplace and an elegant master bedroom with an en-suite bathroom and shower.

The property's additional amenities include an  $11.5 \times 5.5$  m swimming pool with a pool house and a fully equipped summer kitchen, a terrace of about  $60 \text{ m}^2$  partially covered, a gym and/or office, a carport for two vehicles with an electric charging point, a wine cellar, and a garden shed.

An exceptional property where comfort, modernity, and breathtaking sea views come together harmoniously.

**Summary** 

Property type: House

Bedrooms: 5

Price €2,250,000

**Key Information** 

Internal Area: 258.29 sqm

1

Yes

Land Area: 0.25 ha

Number of

Fireplaces:

Property Features:

Air-conditioning

Swimming Pool? Yes

Has Air

Conditioning?

Has Alarm Yes

**Location: Provence-Alpes-Cote-d'Azur** 



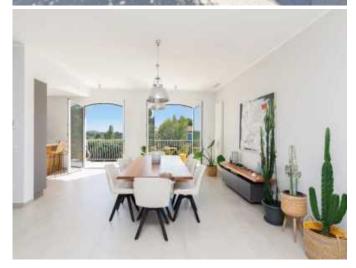
## Gallery











































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#### S. and L. BROWN



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