

# House With Sea View And Swimming Pool - Californie Cannes

#### Cannes, Alpes-Maritimes, Provence-Alpes-Cote-d'Azur





Rare opportunity: Located in a peaceful and green environment in a prestigious neighborhood close to the center of Cannes, this...

#### At a Glance

Reference	MFH- PROHWCN85324194	Near to	Cannes	Price	€3,500,000
		Pool	Yes	Hab.Space 325.93 sqm	
Bed	7			Land Tax	× N/A
Land	0.26 ha				

#### **Property Description**

Rare opportunity:

Located in a peaceful and green environment in a prestigious neighborhood close to the center of Cannes, this property with a total surface area of 435m2 invites you to create the home of your dreams.

Enjoy absolute peace and quiet, lulled by birdsong and free from noise pollution, while benefiting from an beautifull view of the sea and the Lérins islands.

This house with exceptional potential benefits from 2 600 m2 of land, with its garden planted with trees, ideal for relaxing outdoors.

The house is spread over 3 levels, with 6 bedrooms and an independent apartment, a swimming pool and 2 large garages (90m2 in total).

The lower part of the plot is constructible, offering the possibility of adding an 80 m<sup>2</sup> house over 2 floors (160 m<sup>2</sup> in total).

Turn this property into a real jewel, like those sold in this sought-after neighborhood, close to the center of Cannes.

Two separate entrance gates for easy access.

Don't miss this unique opportunity, contact us to arrange a viewing and discover the potential of this exceptional home.

Summary		Key Information		
Property type:	House	Year Built:	1967	
Bedrooms:	7	Internal Area:	325.93 sqm	
Price	€3,500,000	Land Area:	0.26 ha	
		Number of	1	
		Fireplaces:	1	
		Property Features:		
		Swimming pool		
		Swimming Pool?	Yes	

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



## Gallery



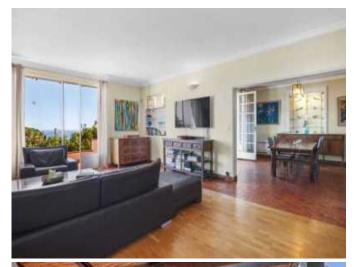




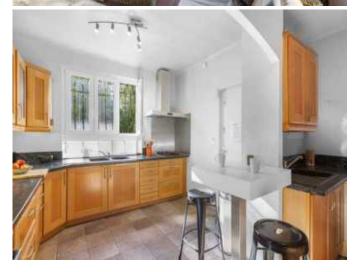












































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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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#### S. and L. BROWN



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