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## Exceptional Provencal Villa With Panoramic View, Heated Pool And 4 Suites...

**Cabris , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur**



**€2,200,000**

**inc. of agency fees**

**4 Beds**

**240 sqm**

In a captivating setting, discover this magnificent Provençal villa of approximately 240 m<sup>2</sup>, nestled on the heights of the picturesque...

### At a Glance

**Reference** MFH-  
PROHWVB85516899

**Bed** 4

**Near to** Cabris

**Pool** Yes

**Price** €2,200,000

**Hab.Space** 240 sqm

**Land Tax** N/A

### Property Description

In a captivating setting, discover this magnificent Provençal villa of approximately 240 m<sup>2</sup>, nestled on the heights of the picturesque village of Cabris. Just a few minutes' walk from the village center, this property offers the perfect blend of tranquility, authenticity, and luxury. With its breathtaking views of the lush hills, the Mediterranean Sea, and the shimmering Lake Saint-Cassien, this villa is a true invitation to "la dolce vita."

The 5,500 m<sup>2</sup> plot is a peaceful haven in typical Provençal style, adorned with majestic olive trees. These allow for the production of your own olive oil, adding a unique touch to your daily life. Carefully selected Mediterranean plants bring charm and color to the garden. The heated pool, seamlessly integrated into this green oasis, offers moments of unparalleled relaxation while enjoying the panoramic view.

From the moment you enter, this villa impresses with its generous spaces and abundant natural light.

On the ground floor, a large, fully equipped kitchen is sure to delight culinary enthusiasts. The bright living room, featuring a functional fireplace, is perfect for cozy evenings. A first en-suite bedroom, currently used as an office, completes this level.

Upstairs, three additional bedrooms provide absolute comfort. Each has its own private bathroom, ensuring privacy and serenity for all occupants. The master suite, a true gem, opens onto a shaded terrace where you can admire spectacular views of the sea and the surrounding hills.

The villa also includes a practical laundry room and a closed garage, ensuring security and storage space. The high-quality materials and finishes give this property a luxurious character while respecting its Provençal authenticity.

This villa is much more than a house—it is a true lifestyle experience. Whether as a primary residence or a holiday home, it offers a peaceful and enchanting setting close to all amenities

and the treasures of the French Riviera.

Summary

Property type:	House
Bedrooms:	4
Price	€2,200,000

Key Information

Year Built:	1994
Internal Area:	240 sqm
Number of Fireplaces:	1
Property Features:	
• Fireplace	
Swimming Pool?	Yes

Location: Provence-Alpes-Cote-d'Azur



## Gallery

















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**S. and L. BROWN**



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