Click to view MFH-PROHWVB85516899

# **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 m², nestled on the heights of the picturesque...

#### At a Glance

Reference

Bed

MFH-

Near to Cabris

PROHWVB85516899

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 m², 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 m² 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 ensuite 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











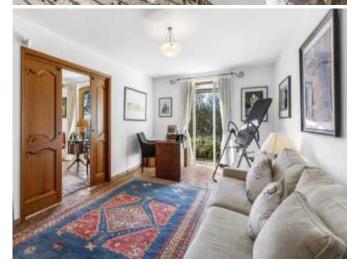








































Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

#### Contact us on:

 $0845\ 123\ 5885$  (UK only local rate ) / +44 (0) 113 216 4066, or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

### **Buying French Property Just Got Easier...**

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

#### **Testimonials**

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER - Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

#### S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved