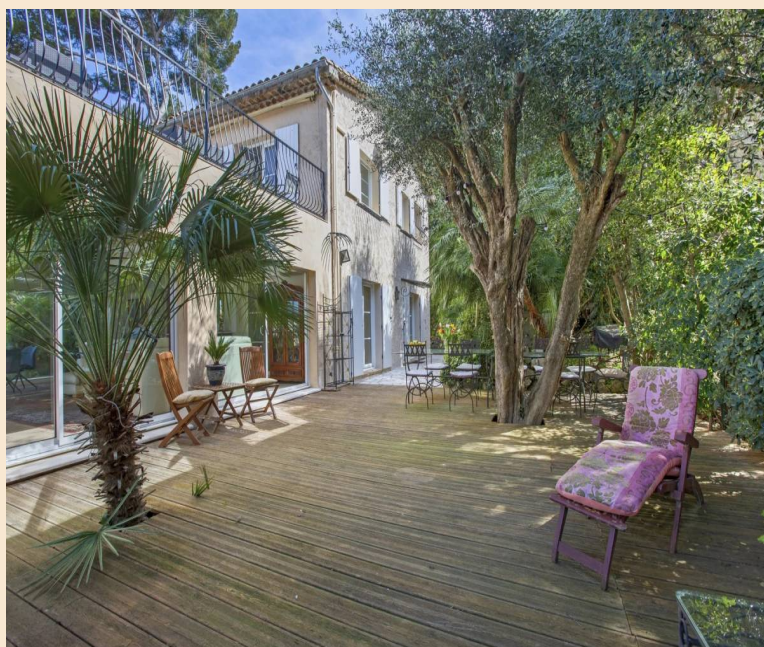


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A Peaceful Haven With Provençal Charm - Cannes

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



€1,995,000

inc. of agency fees

4 Beds 233.55 sqm 0.08 ha

In a sought-after neighborhood, this elegant Provençal-style villa of approximately 280 m² (including 233 m² of living space)...

At a Glance

Reference MFH-
PROHWCN85757074

Bed 4

Land 0.08 ha

Near to Cannes

Pool No

Price €1,995,000

Hab.Space 233.55 sqm

Land Tax N/A

Property Description

In a sought-after neighborhood, this elegant Provençal-style villa of approximately 280 m² (including 233 m² of living space) captivates with its authentic charm and well-kept setting, nestled in the heart of a terraced garden dotted with century-old olive trees.

Spread over three levels, the property offers a separate apartment on the ground floor, ideal for entertaining or generating rental income. On the main floor, a bright 53 m² living room opens onto a shaded terrace, complemented by a separate kitchen and three bedrooms, two of which have private bathrooms and access to a vast 53 m² panoramic terrace.

The Mediterranean garden, a true haven of serenity, offers several relaxation areas, a perfectly integrated above-ground swimming pool, as well as a charming 20 m² independent chalet with a mezzanine and shower room, ideal for guests or a remote workspace. A spacious 50 m² garage completes the property.

A rare property just 15 minutes from the beaches and the city center, ideal as a primary or secondary residence.

Summary

Property type:	House
Bedrooms:	4
Price	€1,995,000

Key Information

Year Built:	1970
Internal Area:	233.55 sqm
Land Area:	0.08 ha

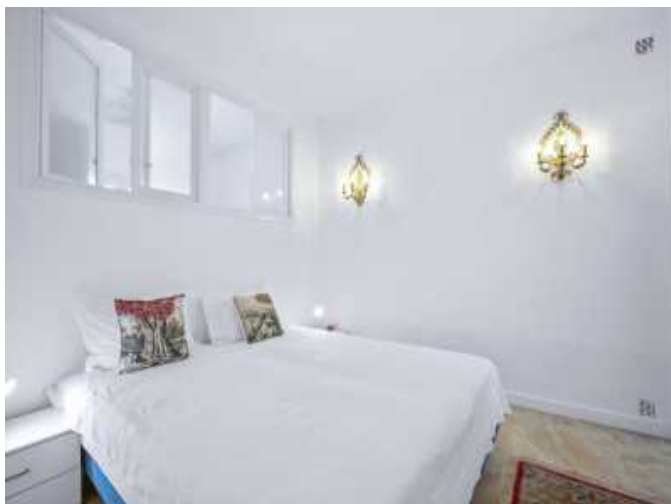
Property Features:

- Air-conditioning
- | | |
|-----------------------|-----|
| Has Air Conditioning? | Yes |
|-----------------------|-----|

Location: Provence-Alpes-Cote-d'Azur



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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C. BAUER – Sunday Times

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S. and L. BROWN



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