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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

Located in a sought-after and tranquil neighborhood, this Provençal-style villa of 280 m<sup>2</sup> (233 m<sup>2</sup> living space) offers an authentic...

### 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

Located in a sought-after and tranquil neighborhood, this Provençal-style villa of 280 m<sup>2</sup> (233 m<sup>2</sup> living space) offers an authentic and refined setting, surrounded by a terraced garden adorned with century-old olive trees.

Spread over three levels, it features an independent apartment on the garden level, a bright 53 m<sup>2</sup> living room on the first floor opening onto a shaded terrace, as well as an independent kitchen and three bedrooms, two of which have en-suite bathrooms and access to a 53 m<sup>2</sup> panoramic terrace with breathtaking views of the hills and the Estérel.

The Mediterranean garden, a true peaceful haven, includes multiple relaxation areas, an integrated above-ground pool, and an independent 20 m<sup>2</sup> chalet with a mezzanine and bathroom. A 50 m<sup>2</sup> garage completes this rare property, just 15 minutes from the beaches and Cannes city center.

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    |

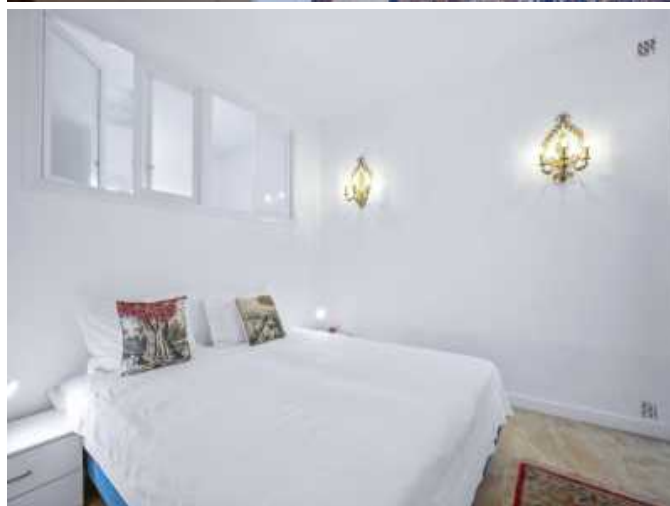
Property Features:

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

Location: Provence-Alpes-Cote-d'Azur



## Gallery



















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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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