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## Stunning 5 Bedroom Villa for Sale in Cannes

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



**€3,600,000**

inc. of agency fees

5 Beds

300 sqm

Located In One Of The Most Sought-after Areas Of Cannes, This Stunning Villa Of Approximately 300 M<sup>2</sup>; Of Living Space Has Been...

### At a Glance

**Reference** MFH-  
PROAN3384491

**Bed** 5

**Near to** Cannes

**Pool** No

**Price** €3,600,000

**Hab.Space** 300 sqm

**Land Tax** N/A

### Property Description

Located in one of the most sought-after areas of Cannes, this stunning villa of approximately 300 m<sup>2</sup>; of living space has been entirely renovated with great taste.

It features five bedrooms, a beautifully landscaped 816 m<sup>2</sup>; garden, a swimming pool, a pool house, and parking for up to three cars.

The villa is set in a preserved environment and offers a smart layout.

On the ground floor, you'll find an entrance with a covered patio, a spacious living room with high ceilings, a fully equipped kitchen, a dining room, a guest toilet, and a master bedroom with a full en-suite bathroom and walk-in closet.

Upstairs, there is a second bedroom with en-suite shower, toilet, and walk-in closet, an additional shower room with separate WC, a third bedroom with dressing room and terrace, and a fourth bedroom also with a dressing room and terrace.

The pool house includes a covered terrace, a fully equipped kitchen, a laundry room, a workshop, a large office, a shower room with WC, a staff bedroom, and ample storage.

This home offers many separate areas allowing everyone to enjoy their privacy, while also being ideal for entertaining numerous guests. It is located just moments from the center of Cannes.

Contact us for a visit and a personal selection of alternative properties. We offer a full service in real estate, from selection, visits and negotiations to financing, renovations and the most effective fiscal structure. Use our extensive expert network!

## Summary

Property type:	Modern Villa
Bedrooms:	5
Price	€3,600,000

## Key Information

Internal Area:	300 sqm
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**Location: Provence-Alpes-Cote-d'Azur**



## Gallery







As Featured in

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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](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://www.my-french-house.com).

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The purchase process typically starts once you've visited a property with one of our 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 cooling off period has expired. It takes an average of three months to buy a property in France.

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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**



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