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## 5 bedroom Belle Epoque Villa in Cannes

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



**€10,900,000**

inc. of agency fees

5 Beds

430 sqm

Nestled In Cannes' Prestigious Basse Californie District, This Elegant 430m 2; Belle Époque Villa Commands A Meticulously Landscaped...

### At a Glance

**Reference** MFH-  
PROAN3393424

**Bed** 5

**Near to** Cannes

**Pool** No

**Price** €10,900,000

**Hab.Space** 430 sqm

**Land Tax** N/A

### Property Description

Nestled in Cannes' prestigious Basse Californie district, this elegant 430m<sup>2</sup>; Belle Époque villa commands a meticulously landscaped 3,534m<sup>2</sup>; parcel. The harmonious façade, with its symmetrical windows and wrought-iron balconies, epitomizes refined Mediterranean architecture.

The residence features five luxuriously appointed bedrooms complemented by six bathrooms, offering both intimacy and grandeur. An independent apartment provides versatile accommodation for guests or staff, while the dedicated caretaker's quarters ensure discreet property management.

The expertly terraced gardens showcase mature cypress trees, sculptural hedges, and a classically designed swimming pool that appears to float above the manicured lawns. Additional amenities include a comprehensive fitness facility, central air conditioning, traditional fireplaces, automated irrigation systems, and state-of-the-art security surveillance.

This rarified property strikes an exquisite balance between historic architectural elegance and contemporary comfort, embodying the timeless appeal of Riviera living within minutes of La Croisette.

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### Summary

Property type:	Mansion
Bedrooms:	5
Price	€10,900,000

### Key Information

Internal Area:	430 sqm
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**Location: Provence-Alpes-Cote-d'Azur**



## Gallery







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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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**S. and L. BROWN**



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