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## Charming Villa In A Residential Setting Close To The Croisette

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



**€3,600,000**

inc. of agency fees

5 Beds

300 sqm

Nestled in one of Cannes' most prestigious districts, this superb villa boasting around 300 m² of living space has been entirely...

### At a Glance

**Reference** MFH-  
PROHWCN86114187

**Bed** 5

**Near to** Cannes

**Pool** Yes

**Price** €3,600,000

**Hab.Space** 300 sqm

**Land Tax** N/A

### Property Description

Nestled in one of Cannes' most prestigious districts, this superb villa boasting around 300 m<sup>2</sup> of living space has been entirely renovated with elegance and refinement. It offers five comfortable bedrooms, a magnificent 816 m<sup>2</sup> garden planted with trees, a swimming pool, a fully-equipped pool house and parking for three vehicles.

The property is distinguished by its quiet, unspoilt setting and harmonious, functional interior layout. From the entrance, a charming covered patio welcomes you and leads to a vast reception room bathed in light, enhanced by high ceilings. The modern, fully-equipped kitchen opens onto a welcoming dining room. A guest toilet is also present on this level, as well as a master suite featuring a full bathroom and custom dressing room.

Upstairs, the villa offers several sleeping areas, with one bedroom featuring its own shower room, toilet and dressing room. Two further bedrooms each have a dressing room and access to a private terrace, while an independent shower room with toilet completes this level.

The pool house, a living space in its own right, includes a covered terrace, a fully equipped kitchen, a laundry room, a workshop, a large office, a shower room with toilet, as well as a utility room and plenty of storage space.

Ideal for a family or for convivial entertaining, this villa offers dedicated, intimate spaces for everyone, yet is only a few minutes from the center of Cannes.

Summary

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

Key Information

Internal Area:	300 sqm
Property Features:	
• Air-conditioning	
Swimming Pool?	Yes
Has Air Conditioning?	Yes

Location: Provence-Alpes-Cote-d'Azur



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**S. and L. BROWN**



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