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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 m<sup>2</sup> of living space has been entirely...

#### At a Glance

Reference

5

Near to Cannes

Bed

PROHWCN86114187

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

Yes

Conditioning?

**Location: Provence-Alpes-Cote-d'Azur** 



## Gallery













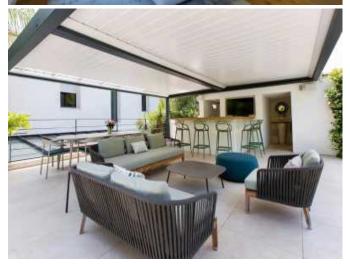
























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#### S. and L. BROWN



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