LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

A CONFIDENTIAL SEA-VIEW VILLA ON THE HILLS OF CANNES

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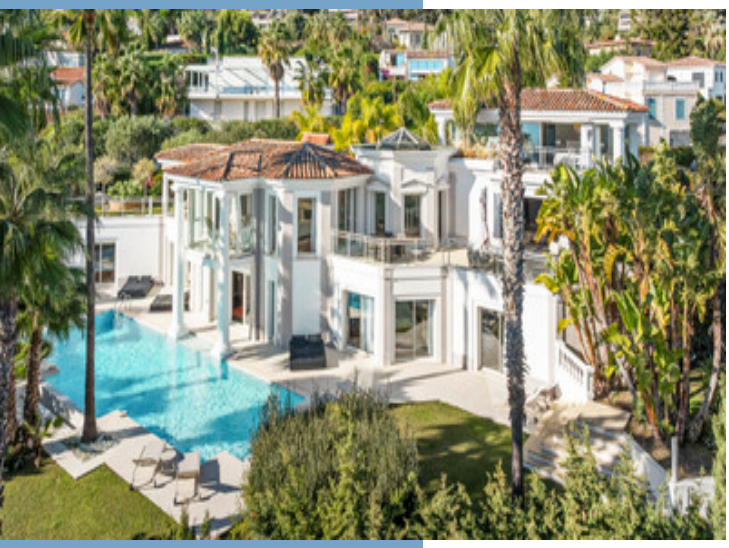

PROPERTY FACT FILE

REFERENCE	A42143SST06
PRICE	€ 7,900,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	6
ACCOMMODATION	495 m²
LAND	2400 m²
TOWN	Vallauris
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Garage, Private parking

*Price based on current exchange rate which is subject to change

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- Panoramic sea views
- Absolute peace and privacy
- Elegant, light-filled villa
- Landscaped garden & pool
- Prime Cannes location

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An exceptional villa on the hills of Cannes, offering absolute tranquillity and sea views.
Just minutes from the Croisette, the beaches and the heart of Cannes, this elegant Florentine-style villa is set within a prime residential environment, enjoying complete privacy and calm. Slightly elevated,

DESCRIPTION

A discreet address on the hills of Cannes, where absolute tranquillity meets the sea.
Just minutes from the Croisette, iconic beaches and the vibrant heart of Cannes, this Florentine-style villa is set within one of the city's most sought-after residential enclaves. Slightly elevated and entirely private, the property enjoys open panoramic sea views and abundant natural light throughout the day, thanks to its ideal south-facing position.
From the moment you arrive, the villa impresses with its generous proportions, timeless Mediterranean elegance and serene atmosphere. The reception areas are filled with light and open seamlessly onto terraces and landscaped gardens, creating a natural flow between indoor and outdoor living. A fireplace, open vistas over the sea and the Lérins Islands, and beautifully balanced volumes define a refined yet welcoming lifestyle.
The villa offers six elegant bedroom suites, each with its own bathroom, designed to ensure privacy, comfort and tranquillity for family and guests alike. The principal suite, with its spacious layout, dressing room and refined bathroom, provides a true private retreat.
A separate staff studio completes the property, offering flexibility and discreet day-to-day living.
Set within approximately 2,400 sqm of landscaped grounds, the villa is enhanced by mature trees and a stunning lap pool, the centrepiece of outdoor life. Sun-drenched and shaded terraces invite moments of relaxation, entertaining and quiet contemplation...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42143SST06

COMPLETE FILE AND PHOTO ON REQUEST

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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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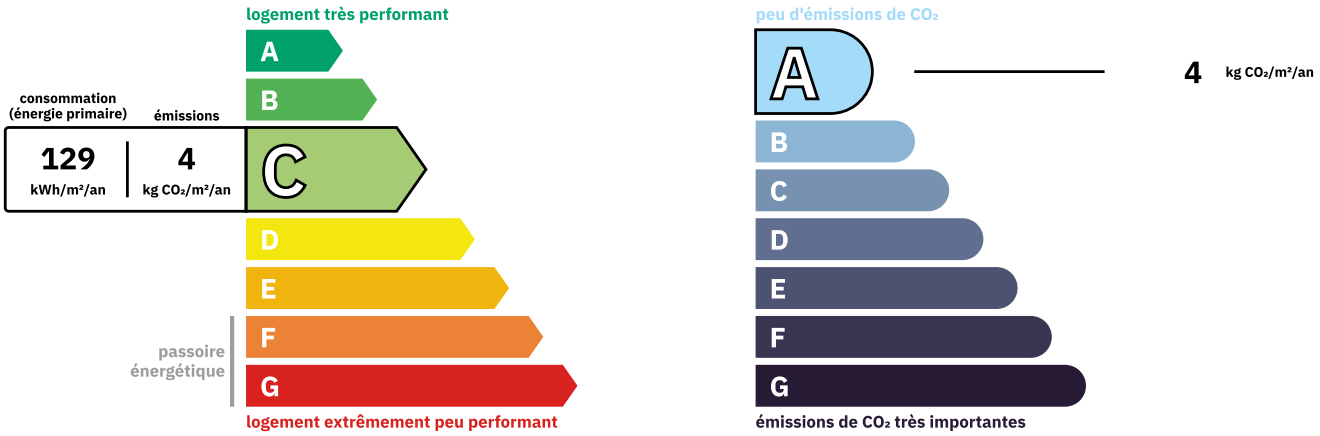
ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 3810 € and 5230€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A42143SST06
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