THÉOULE-SUR-MER, BAY OF CANNES – HISTORIC ESTATE WITH APPROVED ~1,500 M² PROJECT, SPECTACULAR SEA VIEWS

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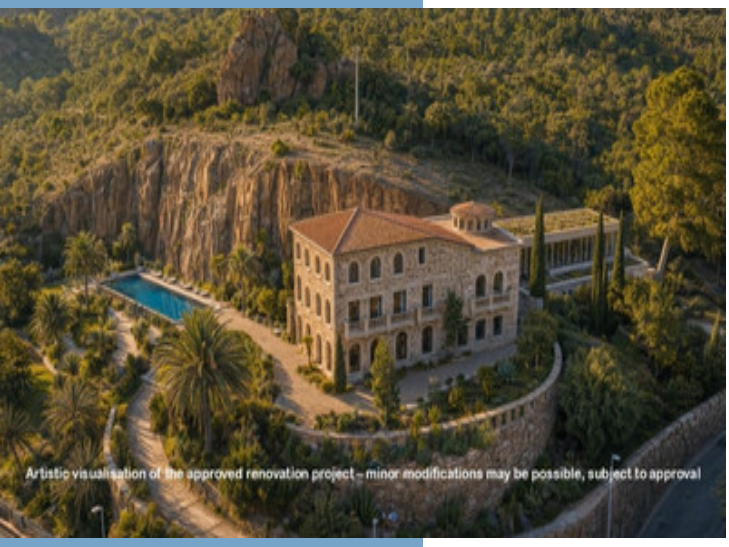
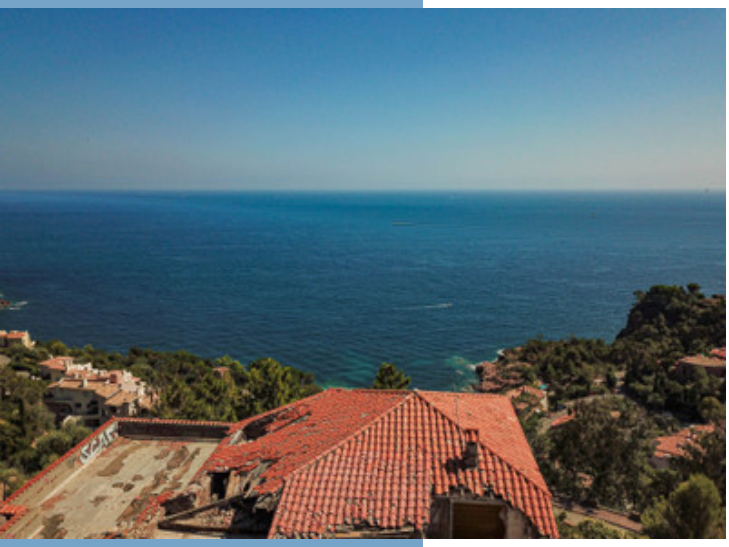


PROPERTY FACT FILE

REFERENCE	A46007RNW06
PRICE	€ 8,500,000 £ 0* *agency fees to be paid by the seller
BEDROOM	0
BATHROOM	0
ACCOMMODATION	1500 m²
LAND	8378 m²
TOWN	Théoule-sur-Mer
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Maître
CONDITION	To be renovated
FEATURES	Swimming Pool, Private parking, Detached

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



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- Spectacular sea, coast and Estérel views
- Approved ~1,500 m² private-residence project
- 8,378 m² of private land
- Protected Estérel natural setting
- Former hotel-restaurant, 2 Michelin stars

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At Théoule-sur-Mer on the Bay of Cannes, this historic estate occupies 8,378 m² in a dramatic Estérel setting, with sweeping views across the Mediterranean, coastline and mountains.

The existing buildings require complete rehabilitation. An approved

DESCRIPTION

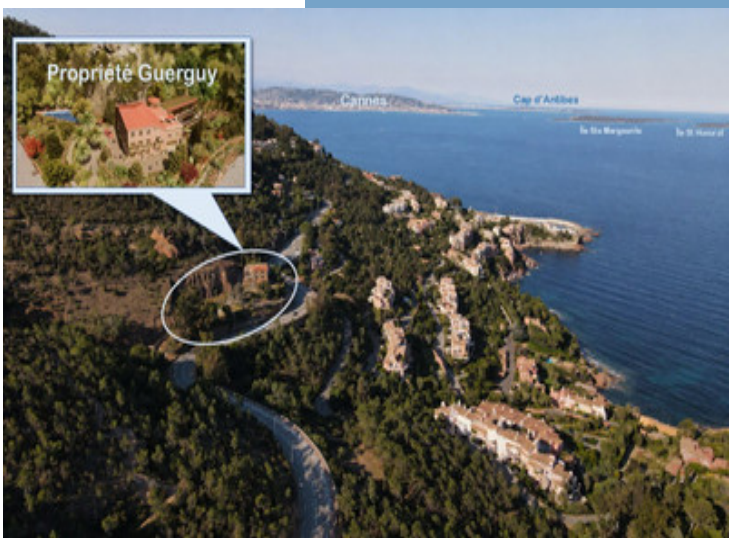
At Théoule-sur-Mer on the Bay of Cannes, where the red rocks of the Massif de l'Estérel descend towards the Mediterranean, this historic estate occupies a position whose combination of scale, landscape and potential would be extraordinarily difficult to recreate today.

From its elevated setting, the view opens across the Mediterranean, the coastline and the wooded hills of the Estérel. These are not simply sea views: here, sea, sky and mountains combine to create an almost theatrical sense of place, with the landscape itself becoming part of the architecture.

The property comprises 8,378 m² of private land. Immediately behind it lie more than 12 hectares of adjoining non-buildable woodland, owned separately and not included in the sale. Visually, however, this protected natural landscape extends the sense of the estate and creates a degree of openness, separation and privacy that has become increasingly difficult to find on the Côte d'Azur.

The existing buildings are currently in a ruinous state and require complete rehabilitation. The lead image and any other architectural visualisations shown in this listing illustrate the approved renovation project; they are not photographs of the property in its current condition.

An approved residential project provides for the transformation of the property into one exceptional private residence of approximately 1,500 m², combining the rehabilitation and transformation of around 1,200 m² of existing structure with an ext...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46007RNW06

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/

ENERGIE-DPE

DPE not required.

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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A46007RNW06

FILE COMPLETE AND PHOTOS ON REQUEST

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