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## Stunning Villa With Garden - Cannes Palm Beach

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



**€2,900,000**

inc. of agency fees

152 sqm

0.02 ha

**\*RARE\*** Authentic house in very good condition, located just a few dozen meters from the sea, close to shops and in one of Cannes' most sought-after neighborhoods. As you enter the garden level, you'll...

### At a Glance

**Reference** MFH-  
PROHWNC84880084

**Land** 0.02 ha

**Near to** Cannes

**Pool** No

**Price** €2,900,000

**Hab.Space** 152 sqm

**Land Tax** N/A

### Property Description

**\*RARE\***

Authentic house in very good condition, located just a few dozen meters from the sea, close to shops and in one of Cannes' most sought-after neighborhoods.

As you enter the garden level, you'll be greeted by a vast living room with a magnificent fireplace, creating a warm and friendly atmosphere. The living room opens onto a 100 m<sup>2</sup> garden, a true haven of peace where you can enjoy moments of outdoor relaxation.

The dining room is adjacent to the living room and offers a fully equipped, open-plan kitchen.

The second floor boasts high ceilings and is divided into four bedrooms, including a master suite. This benefits from direct access to the terrace, offering unobstructed sea views, and is accompanied by a private bathroom. A second bedroom, also with access to the terrace, has its own shower room. This floor is completed by two spacious, bright bedrooms.

Finally, on the top level, a large converted attic offers space for an additional bedroom with its own shower room and WC, perfect for welcoming guests or creating an independent living space.

The tranquility and exceptional living environment of this unique property is sure to seduce you.

This property is sold with a garage.

Come and visit without delay!

## Summary

Property type: House  
Price €2,900,000

## Key Information

Internal Area: 152 sqm

Land Area: 0.02 ha

Property Features:

- Air-conditioning

Has Air Conditioning? Yes

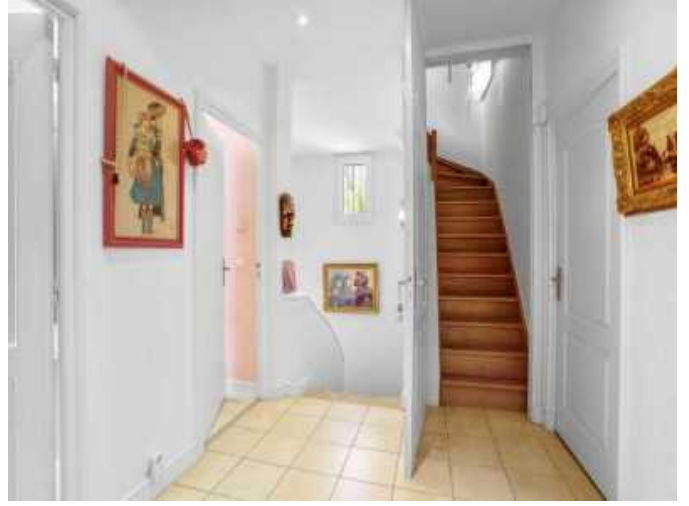
**Location: Provence-Alpes-Cote-d'Azur**



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

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## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

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