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House With Sea View And Swimming Pool - Californie Cannes

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



€3,850,000

inc. of agency fees

7 Beds 325 sqm 0.26 ha

Rare opportunity: Located in a peaceful and green environment in a prestigious neighborhood close to the center of Cannes, this...

At a Glance

Reference MFH-PROHWCN85324194
Bed 7
Land 0.26 ha

Near to Cannes
Pool Yes

Price €3,850,000
Hab.Space 325 sqm
Land Tax N/A

Property Description

Rare opportunity:

Located in a peaceful and green environment in a prestigious neighborhood close to the center of Cannes, this property with a total surface area of 435m2 invites you to create the home of your dreams.

Enjoy absolute peace and quiet, lulled by birdsong and free from noise pollution, while benefiting from an beautiful view of the sea and the Lérins islands.

This house with exceptional potential benefits from 2 600 m² of land, with its garden planted with trees, ideal for relaxing outdoors.

The house is spread over 3 levels, with 6 bedrooms and an independent apartment, a swimming pool and 2 large garages (90m² in total).

The lower part of the plot is constructible, offering the possibility of adding an 80 m² house over 2 floors (160 m² in total).

Turn this property into a real jewel, like those sold in this sought-after neighborhood, close to the center of Cannes.

Two separate entrance gates for easy access.

Don't miss this unique opportunity, contact us to arrange a viewing and discover the potential of this exceptional home.

Summary

Property type:	House
Bedrooms:	7
Price	€3,850,000

Key Information

Internal Area:	325 sqm
Land Area:	0.26 ha
Number of Fireplaces:	1
Property Features:	
• Swimming pool	
Swimming Pool?	Yes

Location: Provence-Alpes-Cote-d'Azur



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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.

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