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My French

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





At a Glance

Reference	MFH- PROHWCN85324194	Near to	Cannes	Price	€3,850,000
		Pool	Yes	Hab.Space	325 sqm
Bed	7			Land Tax	N/A
Land	0.26 ha				

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 beautifull 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.

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Property type: Bedrooms: Price House 7 €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



Gallery



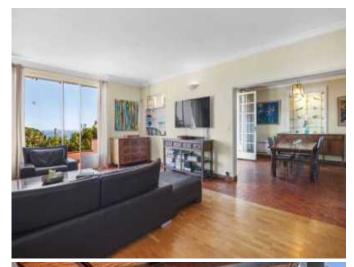




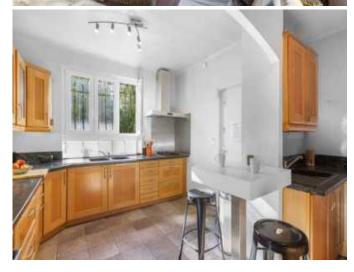












































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Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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**.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of ours 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 myfrench-house.com. They are a committed and professional business – we highly recommend them. S. and L. BROWN



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