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## House With Sea View And Swimming Pool - Vallauris Quartier Californie

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 property with a total surface area of 435m2 invites you to create the home...

### 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 m<sup>2</sup> 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 (90m<sup>2</sup> in total).

The lower part of the plot is constructible, offering the possibility of adding an 80 m<sup>2</sup> house over 2 floors (160 m<sup>2</sup> 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



## Gallery













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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 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.

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