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## Contemporary Villa Stunning Sea View - 5 Bedrooms - Cannes

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



# €3,690,000

inc. of agency fees

3 Beds

174 sqm

We have the pleasure to present this magnificent, co-exclusive property, located in a dominant position in the Hauteurs de Cannes residential area, at a prestigious address and in a quiet, leafy setting....

### At a Glance

**Reference** MFH-  
PROHWCN82987094

**Bed** 3

**Near to** Cannes

**Pool** Yes

**Price** €3,690,000

**Hab.Space** 174 sqm

**Land Tax** N/A

### Property Description

We have the pleasure to present this magnificent, co-exclusive property, located in a dominant position in the Hauteurs de Cannes residential area, at a prestigious address and in a quiet, leafy setting.

This rare contemporary villa is set in landscaped grounds of around 2,600 m<sup>2</sup> on several levels, with two swimming pools and uninterrupted 360-degree views of the sea and greenery from every room...

It comprises:

Bright entrance hall, four bedrooms/two shower rooms/wc with direct access to the pools and gardens, laundry and storage space.

1st floor: spacious, bright living room with high ceilings and fireplace, fitted kitchen opening onto the dining room with panoramic views over the Bay of Antibes and the garden, and a remarkable master suite with en suite bathroom.

Around 60 m2 of terraces surround this floor.

On the top floor, we offer a fantastic 50m2 roof terrace, for an evening cocktail, enjoying the sun and the breathtaking views over the bay of Antibes and the bay of Cannes.

Two swimming pools, one facing south-east with terraces and sun loungers, and one facing south-west. The property is fully air-conditioned and benefits from an alarm system, surveillance cameras, Wi-Fi and several parking spaces.

## Summary

Property type:	House
Bedrooms:	3
Price	€3,690,000

## Key Information

Internal Area:	174 sqm
Number of Fireplaces:	1
Property Features:	
• Air-conditioning	
Swimming Pool?	Yes
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

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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**.

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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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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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