

Cannes – Provence-Alpes-Cote d'Azur

# Super Cannes - villa with pool

*Property ID: 82387275*



**PURCHASE PRICE: 4.500.000 EUR • LIVING SPACE: ca. 255 m<sup>2</sup> • ROOMS: 8 • LAND AREA: 2.588 m<sup>2</sup>**

Property ID: 82387275 - 06220 Cannes – Provence-Alpes-Cote d'Azur

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## At a glance

|                 |            |                                  |               |
|-----------------|------------|----------------------------------|---------------|
| Property ID     | 82387275   | Purchase Price                   | 4.500.000 EUR |
| Living Space    | ca. 255 m² | Total Space                      | ca. 255 m²    |
| Rooms           | 8          | Modernisation /<br>Refurbishment | 2021          |
| Type of parking | 1 x Garage | Equipment                        | Swimming pool |

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## Energy Data

|              |          |                          |                                |
|--------------|----------|--------------------------|--------------------------------|
| Power Source | Electric | Energy Certificate       | Energy consumption certificate |
|              |          | Final energy consumption | 222 kWh/m²a                    |
|              |          | Energy efficiency class  | D                              |

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## A first impression

On the heights of Cannes in a residential area, beautiful villa recently renovated with a panoramic view. Surrounded by greenery in a quiet neighborhood, it offers a spacious and bright rooms on two levels. The ground floor comprises a large lounge with dining room and a kitchen, all opening onto the pool area and the terraces surrounding the villa. You also have a bedroom and a bathroom on this level. Upstairs there are two bedrooms with en suite bathrooms and walk in closets. And three other bedrooms with a bathroom. From the balcony you can enjoy a nice view over the hills to the snow-capped Alps. Large garage for two cars. Cannes Croisette is a few minutes away and Nice airport at 25 minutes. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

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## Contact partner

For further information, please contact your contact person:

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