

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 m <sup>2</sup>	Total Space	ca. 255 m <sup>2</sup>
Rooms	8	Modernisation / 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/m <sup>2</sup> a
		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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