COLDWELL BANKER
EUROPA REALTY

House Cannes 337 m²



SALE PRICE : 8 500 000 €

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DESCRIPTION

A rare property to reimagine, with an approved architectural project and exceptional 300° panoramic views over the Mediterranean.

Located in the sought-after residential area of Super Cannes, on the heights above the coastline, this villa to renovate enjoys an elevated position on an exceptionally level 2,153 m² plot. Its orientation and privileged setting open onto a spectacular horizon, with views of the Mediterranean Sea, Cap d'Antibes and the Lérins Islands. With no overlooking neighbours and surrounded by lush greenery, the property offers a rare atmosphere of privacy, natural light and tranquillity.

Built in 1964, the villa currently offers 318 m² of living space and comprises four bedrooms, two bathrooms, two kitchens, a study, a garage and ancillary buildings. Requiring complete renovation, it presents remarkable potential for transformation, further enhanced by an already approved building permit.

The architectural project provides for a significant increase in living space to approximately 614 m² across three levels, nearly doubling the current floor area. The proposed layout includes 209 m² on the lower level, 256.60 m² on the intermediate level and 148.70 m² on the upper level, complemented by 128.20 m² of terraces.

Designed to make the most of the panoramic views, the future residence will feature generous volumes, abundant natural light and a seamless connection between indoor and outdoor spaces. The uppermost level will accommodate the main reception areas — living room, dining room and summer kitchen — opening directly onto a spacious landscaped terrace. The principal suite will also enjoy sea views and include a dressing room, bathroom and study. The additional height created by the project will open up the horizon even further, offering an exceptional visual experience from the main living areas.

The property therefore offers all the ingredients for the creation of a bespoke contemporary residence, where architecture, terraces and Mediterranean scenery come together in an exceptional setting. The plans and visualisations provided illustrate the architectural project and are for illustrative purposes only; they are not contractually binding.

Approximately eight minutes by car from Cannes and four minutes from Vallauris, according to the property presentation, Villa Évasion combines tranquillity, accessibility and long-term investment potential. A distinctive opportunity for buyers wishing to create an exceptional home in one of the French Riviera's most sought-after locations.

Villa — 300° of horizon, unlimited potential to reimagine.

Agency fees payable by the seller.

Property tax: €3,068 per year.

Information regarding the risks to which this property is exposed is available on the official Géorisques website: georisques.gouv.fr.

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FEATURES

Property type:	House	Area:	337.26 m²	Property tax:	€3.00
Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 106

Greenhouse gas emissions (GHG) index: A 4

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