COLDWELL BANKER
EUROPA REALTY

House Cannes 555 m²



SALE PRICE : 6 950 000 €

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France, 06000, Nice

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standingrealty@coldwellbanker.fr

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DESCRIPTION

Exceptional sea view for this contemporary villa in Super Cannes

Located in this prestigious area of Vallauris, just 10 minutes from Boulevard de la Croisette, this exceptional villa of approximately 500 m² offers a unique blend of modern design, elegance, and absolute comfort.

Boasting breathtaking panoramic views of the Mediterranean Sea, the Bay of Juan-les-Pins, and Cap d'Antibes, this property is a true luxury gem, featuring:

• A very large swimming pool with a full sea view, surrounded by a perfectly maintained 2,500 m² landscaped garden.
• A 100 m² living area with high ceilings, a fully equipped open-plan kitchen, and a dining room that opens onto a terrace with sea views, ideal for entertaining your guests.
• A luxurious master suite with an en-suite bathroom including a bathtub, separate shower, spacious dressing room, and toilet. Direct access to a terrace with sea views.

• Four guest bedrooms located on the pool level, each with its own private bathroom and toilet. Two bedrooms offer breathtaking sea views.

Relaxation Areas:
On the 150 m² lower level, you will find:
• A TV lounge, perfect for family evenings or relaxing.
• A fully equipped gym.
• A sauna and steam room, with a shower and toilet, for a private spa experience.

Independent Apartment:
A separate apartment offering complete independence with a kitchen, bedroom, and bathroom, ideal for hosting guests or staff.

Outdoor Amenities:
• Large parking area for several vehicles.
• Automatic garden lighting.
• Automatic watering system.
• Automated entrance gate.
• Barbecue area with panoramic sea views, perfect for al fresco dining and unforgettable moments with family or friends.

Additional Amenities:
• Advanced security system with alarm and video surveillance for complete peace of mind.
• High-speed Wi-Fi and modern air conditioning throughout the villa.

This villa was designed for those seeking the perfect balance of luxury, privacy, and spectacular views of the French Riviera.
Its ideal location allows quick access to the region's most beautiful beaches, restaurants, and iconic attractions.

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FEATURES

Property type:	House	Area:	555.0 m²	Property tax:	€5.00
Number of rooms:	8 rooms	Number of bedrooms:	5 bedrooms		

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 133

Greenhouse gas emissions (GHG) index: A 4

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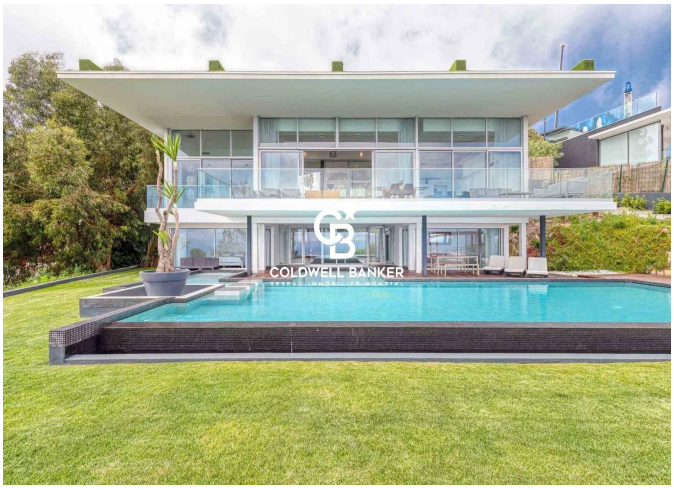

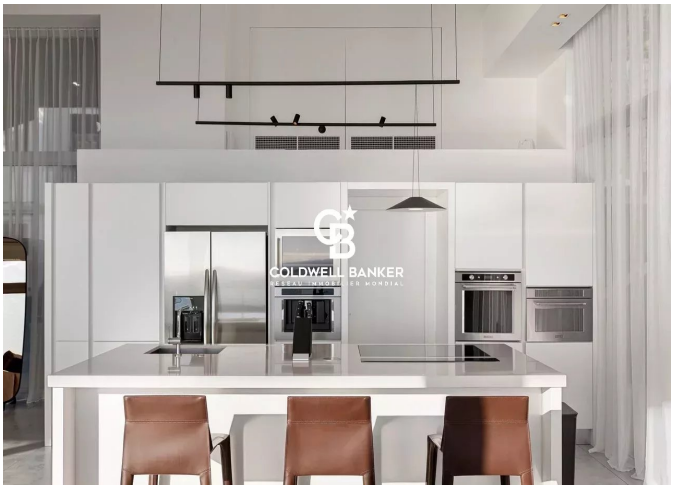




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