

Maison Les Adrets-de-l'Estérel 211 m²



PRIX DE VENTE : 1 450 000 €

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EXCLUSIVITÉ



DESCRIPTION

An exclusive Coldwell Banker listing – Private balcony overlooking the French Riviera

Nestled in lush greenery high above the Côte d'Azur, this contemporary villa with refined charm embodies the perfect balance between traditional Mediterranean architecture and the purity of resolutely modern lines.

Set within a beautifully landscaped garden of 1,330 sqm, the villa enjoys absolute peace, complete privacy, and breathtaking panoramic views over the Mediterranean Sea and the Lérins Islands.

Behind its luminous façade, enhanced by azure-blue shutters, the property reveals generous volumes. From glass balustraded balconies to elegant columns and traditional canal tile roofing, every detail contributes to a harmonious composition that beautifully celebrates the light of the South.

The 211 sqm living space, thoughtfully arranged over two levels, ensures a remarkable fluidity between indoors and outdoors.

The interior includes 3 bedrooms, among them a Master suite, 2 bathrooms and a double office space. The entrance opens onto a spacious, elegant reception hall, immediately setting the tone of exclusivity.

The Master suite is a true haven of serenity with two private terraces overlooking the sea. A walk-in wardrobe, bathroom, and separate toilet complete this restful night area.

A stunning suspended staircase connects the garden level to the main floor with striking elegance. The bright living and dining room opens onto a double terrace in natural stone – the ideal setting for summer evenings.

The open-plan kitchen naturally extends the convivial living area.

A modern fireplace and subtle woodwork enhance the cultivated, warm atmosphere of the home.

Outdoors, the landscaped garden showcases Mediterranean plantings, framed by the rolling hills. The tiered design, paved pathways, and “Versailles” steps lend the property timeless elegance and discreet nobility. An infinity pool, equipped with heat pump, automatic cleaning system, and LED lighting, offers a spectacular balcony overlooking protected woodland with panoramic views across the Bay of Cannes and Antibes.

Additional features include a double garage with direct house access, electric car charging station, garden shed, automatic irrigation, high-speed fiber internet, WiFi extending into the garden, and full Gigabit Ethernet cabling throughout the house.

A confidential address, where Provençal authenticity meets contemporary comfort, within a secured estate featuring a private tennis court.

A true art of living, close to amenities, designed for lovers of serenity.

On request:

Detailed brochure

Special file on the immediate surroundings

Vanessa SOARES - Williams AUREILLE

Prestige Real Estate consultant - Global Luxury Brand Spécialist

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	211.0 m ²	NB de pièces :	7 rooms
NB de chambres :	3 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 70

Indice d'émission de gaz à effet de serre (GES) : A 2



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