

Maison Vallauris 845 m<sup>2</sup>

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PRIX DE VENTE : 8 950 000 €

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## DESCRIPTION

Nestled on the heights of Cannes, in the commune of Vallauris, in the heart of the highly sought-after residential area of Super-Cannes, this exceptional property offers a rare living environment combining elegance, privacy, and breathtaking panoramic views. In need of renovation, it represents a unique opportunity to redesign the spaces and unlock its full potential in a privileged setting.

Set within beautifully landscaped grounds of approximately 7,300 sqm, facing southeast, the property enjoys a spectacular 180° panoramic sea view, stretching from Cap d'Antibes and the Lérins Islands all the way to the Italian coastline.

The property comprises two independent architect-designed villas, each with its own entrance, ensuring absolute comfort and privacy.

Second Villa

Panoramic sea views from all apartments  
Independent internal and external access

Energy Ratings

Main House:

Energy Performance Certificate (EPC): Class G  
Estimated annual energy costs: between €15,620 and €21,140

Second Villa:

Energy Performance Certificate (EPC): Class D  
Estimated annual energy costs: between €8,090 and €10,946

Price: €8,950,000 (agency fees of 5% incl. VAT payable by the buyer)

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)

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	845.0 m <sup>2</sup>	NB de pièces :	20 rooms
NB de chambres :	28 bedrooms				

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

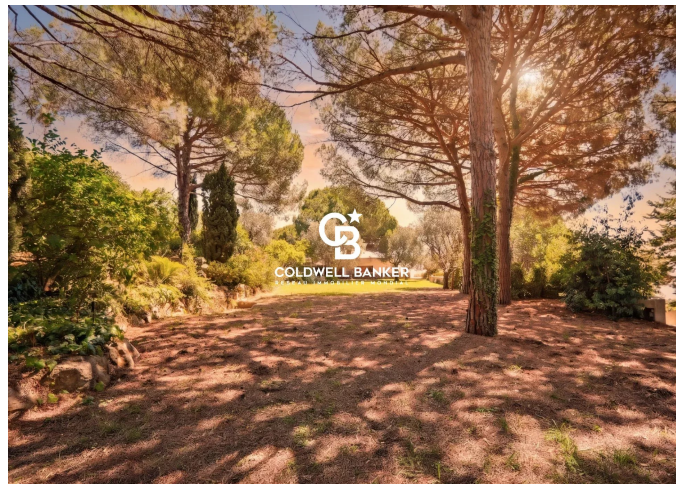
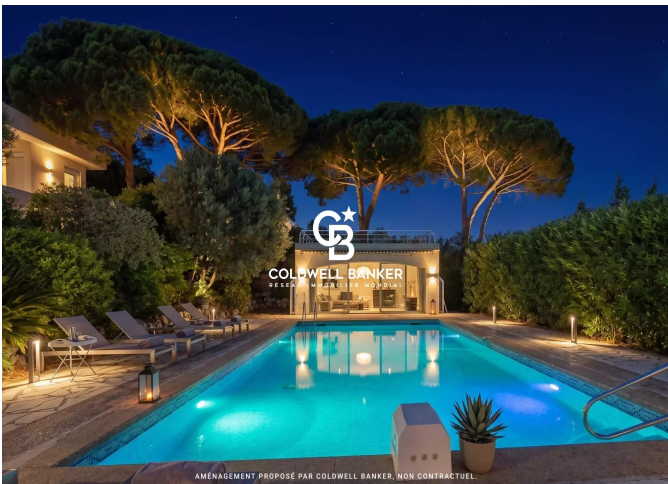
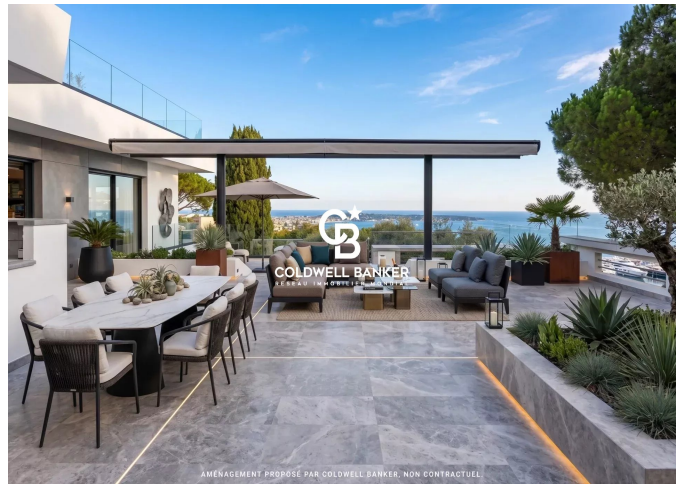
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : F 357

Indice d'émission de gaz à effet de serre (GES) : G 111



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