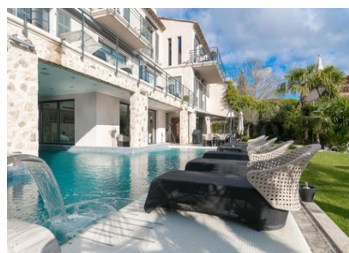
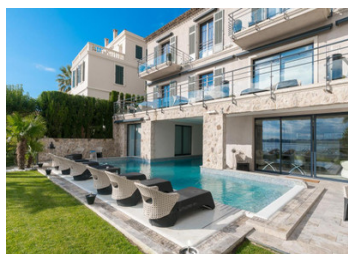


Cannes, exceptional luxury property in the heart of the Suquet with a fantastic sea view.



## INFORMATION

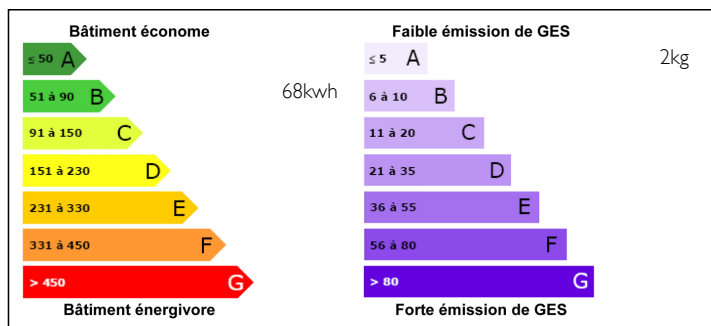
Town:	Cannes
Department:	Alpes-Maritimes
Bed:	7
Bath:	6
Floor:	985 m2
Plot Size:	720 m2



## IN BRIEF

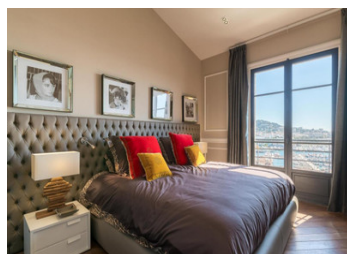
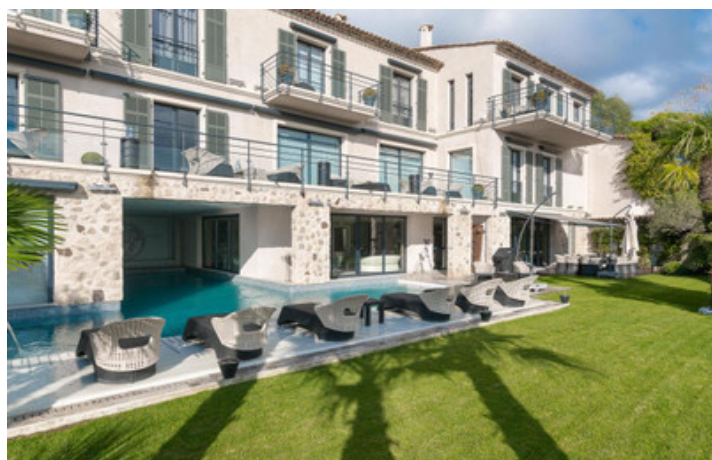
Prestigious property located in the heart of the historic district of Cannes offering a panoramic view of the sea, the bay of Cannes and the port. The villa built on 4 levels served by a lift offers luxurious and elegant services, it consists of many living spaces, with a garden of 720m<sup>2</sup> overlooking the view.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 50000 EUR**

## DESCRIPTION

Prestigious property located in the heart of the historic district of Cannes offering a panoramic view of the sea, the bay of Cannes and the port.

The villa built on 4 levels served by a lift offers luxurious and elegant services, it consists of many living spaces, with a garden of 720m<sup>2</sup> overlooking the view.

On the pool level: a fully equipped kitchen with pantry and cold room, a dining room, a guest toilet, a bedroom en suite.

On the first floor: two en suite bedrooms, a lounge, a cigar cellar, a lounge, a bar, a billiard table.

On the 2nd floor: 3 en suite bedrooms, a master bedroom with double dressing room.

On the ground floor a caretaker's flat, a wine cellar, a sauna, a hammam, a spa area, a gym, a home cinema.

A garage for 6 cars.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES