LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45915SMG83 Price: 1 499 500 EUR

agency fees to be paid by the seller

Villa in Les Adrets de l'Estérel with Panoramic Sea View







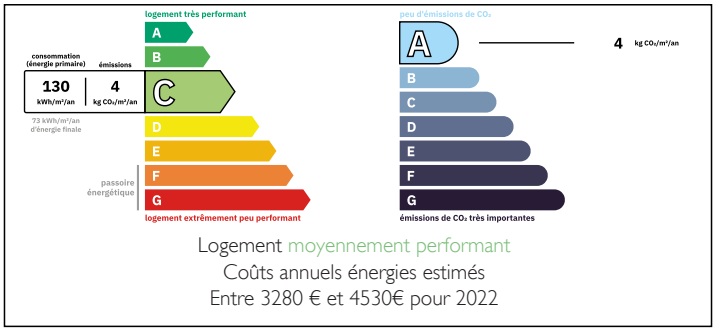








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3280 € et 4530€ pour 2022

INFORMATION

Town:	Les Adrets-de-l'Estérel
Department:	Var
Bed:	5
Bath:	4
Floor:	293 m2
Plot Size:	1959 m2

IN BRIEF

Perched in the sought-after hills of Les Adrets-de-l'Estérel, this charming Provençal villa enjoys panoramic sea views stretching towards the beautiful Lérins Islands. Set within landscaped Mediterranean gardens, the property offers approximately 332m² of living space, combining authentic character with generous interiors and abundant natural light.

Designed for relaxed Riviera living, the villa features spacious reception rooms, five bedrooms, expansive terraces and a swimming pool surrounded by greenery and complete privacy. Just 20 minutes from the coast and within easy reach of Cannes, Mandelieu-la-Napoule and Nice Airport, this exceptional home offers the perfect balance of tranquillity, comfort and accessibility.

A rare opportunity to enjoy the Provence lifestyle with the French Riviera at your doorstep.

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.

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LOCAL TAXES

Taxe foncière:	**4729 EUR**

NOTES

DESCRIPTION

Nestled in the sought-after hills of Les Adrets-de-l'Estérel, this elegant Provençal villa enjoys an exceptional setting combining privacy, tranquillity and breathtaking sea views towards the famous Lérins Islands. Just 20 minutes from the Mediterranean coastline and within easy reach of Cannes, Mandelieu-la-Napoule and Nice Airport, the property offers the perfect balance between countryside serenity and Riviera accessibility.

Set within beautifully landscaped grounds planted with Mediterranean species, olive trees and mature pines, the villa immediately captivates with its authentic architecture, generous outdoor living spaces and panoramic outlook. Expansive terraces invite relaxed al fresco dining, while the swimming pool enjoys a peaceful setting surrounded by greenery and sunshine throughout the day.

Inside, the home offers approximately 332m² of living space arranged across multiple levels, with five bedrooms and spacious reception areas designed for both family living and entertaining. Large openings flood the interiors with natural light while framing the stunning views across the surrounding hills and out to sea. The atmosphere is warm and welcoming, blending Provençal character with comfortable modern living.

Whether enjoyed as a primary residence, a luxurious holiday retreat or an investment in one of the Côte d'Azur's most desirable hillside locations, this property offers an exceptional lifestyle. Wake to the scent of pine trees, spend afternoons by the pool, explore the beaches of Théoule-sur-Mer and Mandelieu, and enjoy evenings watching the sun set over the Mediterranean and the Lérins Islands.
A rare opportunity to own a piece of authentic Provence with the French Riviera at your...