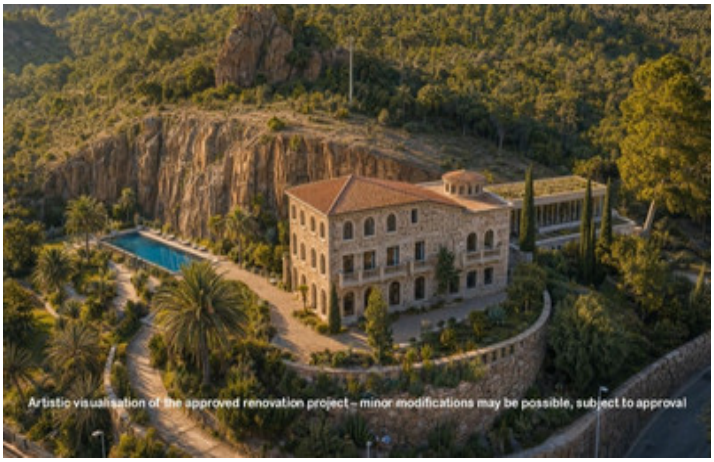
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Ref: A46007RNW06 Price: 8 500 000 EUR

agency fees to be paid by the seller

Théoule-sur-Mer, Côte d'Azur: Historic estate with approved 1,500 m private residence and panoramic sea views















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Théoule-sur-Mer
Department:	Alpes-Maritimes
Bed:	0
Bath:	0
Floor:	1500 m2
Plot Size:	8378 m2

IN BRIEF

In Théoule-sur-Mer, overlooking the Bay of Cannes, Propriété Guerguy occupies 8,378 m² in a spectacular Côte d'Azur setting, with panoramic views over the Mediterranean and the Estérel.

The existing buildings require complete rehabilitation. An approved project provides for a single private residence of approximately 1,500 m², combining around 1,200 m² of existing structure with a new extension of approximately 300 m².

Maurice Azoulay, the architect behind the approved project, knows the property intimately and has expressed his willingness to accompany the future owner through its realisation, including potential personalisation.

Formerly Hôtel Guerguy La Galère, celebrated for its two-Michelin-star restaurant, this historic property offers a rare opportunity to create an exceptional private residence.

The lead image is an artistic visualisation of the approved project, not the property's current condition. Final details remain subject to approval.

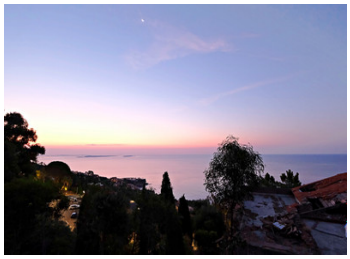
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr







NOTES

DESCRIPTION

At Théoule-sur-Mer, overlooking the Bay of Cannes, where the red rocks of the Massif de l'Estérel descend towards the Mediterranean, Propriété Guerguy occupies an extraordinary position on the Côte d'Azur. Its combination of history, landscape, architectural potential and approved development rights would be exceptionally difficult to recreate today.

From its elevated setting, the panorama opens across the Mediterranean, the coastline and the wooded hills of the Estérel. Here, sea, sky and mountains combine to create an almost theatrical sense of place, with the surrounding landscape becoming an integral part of the property's architectural identity.

THE PROPERTY AND ITS SETTING

Propriété Guerguy comprises 8,378 m² of private land. Immediately behind it lie more than 12 hectares of additional non-buildable woodland, separately owned and not included in the sale. This adjoining natural landscape considerably enhances the property's visual setting and its sense of openness.

The existing buildings, once home to a celebrated hotel and restaurant, are in a state requiring comprehensive rehabilitation. Their transformation offers an opportunity to reconcile the property's architectural heritage with the expectations of contemporary private residential living.

The lead image and other architectural visualisations illustrate the approved renovation project. They do not represent the property's present condition.

AN APPROVED PROJECT FOR A SINGLE PRIVATE RESIDENCE

An approved residential project provides for the...