

Théoule-sur-Mer on the Bay of Cannes – Historic property with sea views and approved residential project



INFORMATION

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

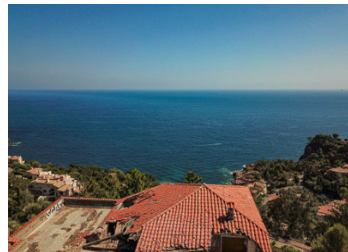
IN BRIEF

At Théoule-sur-Mer on the Bay of Cannes, where the red rocks of the Estérel descend towards the Mediterranean, Propriété Guerguy occupies a setting of unusual power.

Its 8,378 m² of private land are backed by more than 12 hectares of adjoining non-buildable woodland, creating a panorama in which sea, coastline and mountains become part of the architecture.

A former hotel-restaurant documented on the site by 1912, Guerguy developed a remarkable gastronomic history and was awarded a second Michelin star in 1972.

Today the property stands in a ruinous state, with an approved project for an approximately 1,500 m² private residence combining the rehabilitation of around 1,200 m² of existing structure with an extension of around 300 m².

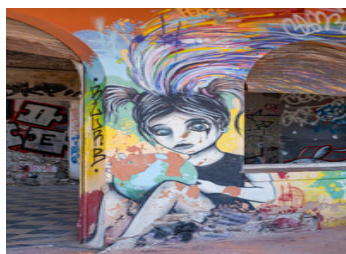
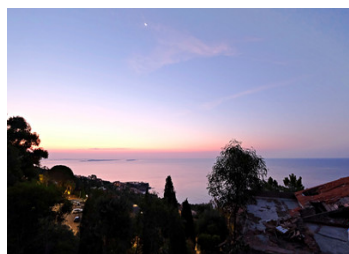


ENERGY - DPE

DPE not required.

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.



DESCRIPTION

At Théoule-sur-Mer on the Bay of Cannes, where the red rocks of the Massif de l'Estérel descend towards the Mediterranean, Propriété Guerguy occupies a position whose combination of scale, landscape and potential would be extraordinarily difficult to recreate today.

From this elevated setting, the view opens across the sea, the coastline and the wooded hills of the Estérel. These are not simply sea views: here, sea, sky and mountains combine to create an almost theatrical sense of place, with the landscape itself becoming part of the architecture.

The property comprises 8,378 m² of private land. Immediately behind it lie more than 12 hectares of adjoining non-buildable woodland, owned separately and not included in the sale. Visually, however, this natural landscape extends the sense of the estate and creates a degree of openness, separation and privacy that has become increasingly difficult to find on the Côte d'Azur.

The existing buildings are currently in a ruinous state and require complete rehabilitation. That is also what makes Guerguy fundamentally different from a finished contemporary villa: the buyer is not inheriting someone else's completed decorative choices, but a historic place whose next chapter remains open.

An approved residential project allows the property to be transformed into one exceptional private residence of approximately 1,500 m², combining the rehabilitation and transformation of around 1,200 m² of existing structure with an extension of approximately 300 m². The approved scheme is exclusively single-family residential; it does not provide for commercial operation or division into apartments.

This possibility...

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