LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46931ALK06 Price: 1 390 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (1 311 300 EUR without fees)

Cabris – 225 m south-facing villa with panoramic sea and lake views, pool and studio space















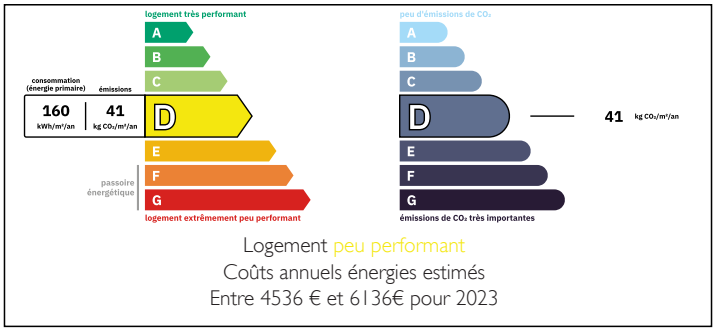
INFORMATION

Town:	Cabris
Department:	Alpes-Maritimes
Bed:	5
Bath:	2
Floor:	225 m2
Plot Size:	1988 m2

IN BRIEF

Set in an elevated, south-facing position just two minutes from Cabris village, this usable 225 m² villa stands in 1,988 m² of landscaped grounds. Its sweeping outlook takes in the hills, lake and Mediterranean, with the pool in the foreground. Reception space includes a bright double\-height sitting room, dining room and separate fireside lounge. The flexible layout provides up to five bedrooms, including a ground-floor principal suite and a guest studio area, together with three bath or shower rooms. A fitted separate kitchen, utility room, approximately 37 m² basement, double garage and further outdoor parking complete the property. A characterful family home combining generous living space with one of the Côte d'Azur hinterland's most compelling views.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4536 € et 6136€ pour 2023

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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DESCRIPTION

Just two minutes from the village of Cabris, this south-facing villa occupies an elevated position in a sought-after residential setting in the hills above Cannes. The view is the defining feature of the property: rolling countryside, the lake and the Mediterranean create a spectacular panorama enjoyed from the garden, pool and several rooms within the house.

The villa offers over 225 m² of usable space and stands in 1,988 m² of landscaped grounds. The carefully maintained garden forms a private Mediterranean setting around the house. A choice of terraces provides sun or shade throughout the day, while the pool looks directly across the surrounding hills towards the horizon.

Inside, the reception rooms are generous and complementary. The bright, double-height sitting room of approximately 34 m² creates an immediate sense of volume. It is accompanied by a 20 m² dining room and a separate 12.5 m² fireside lounge, giving the house distinct areas for entertaining, family life and quieter moments. The fitted, independent kitchen measures more than 16 m² and is supported by a utility/boiler room of approximately 7.5 m².

The flexible layout is well suited to several lifestyles. On the ground floor, the principal suite opens directly onto the garden and comprises a bedroom of approximately 17 m² and a large bathroom with WC. A further area, combining a study/sitting room, bedroom and shower room with WC, could provide comfortable guest accommodation, a studio area, space for a young adult or an excellent home office\.

Upstairs, two further...

NOTES