



3 900 000 €

**Buying villa**

**8 rooms**

**Surface : 239 m<sup>2</sup>**

**Surface of the land : 2038 m<sup>2</sup>**

**Exposition : Sud**

**View : Mer, îles de lérins, ville de Cannes et montagne estérel**

**Hot water : Gaz**

**Inner condition : Excellent**

**External condition : Good**

**Couverture : Toit terrasse**

**Features :**

Pool, Pool house, Bedroom on ground floor, Double Glazing, Automatic Watering, Laundry room, Automatic gate, Calm

6 bedrooms

3 terraces

1 bathroom

5 showers

1 garage

3 parkings

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : E**

Document non contractuel

29/04/2024 - Prix T.T.C



## Villa 1141 Cannes

Property with panoramic views of the sea, the city of Cannes, the Lérins islands, and the Estérel hills, with infinity pool, surrounded by quiet vegetation while being 5 minutes from La Croisette and without vis à vis. R 0; living room, fitted independent kitchen, 4 bedrooms, 5 bathrooms, cupboards, toilet. R+1; office, bedroom, bathroom, cupboards. RDJ; service room, wine cellar, garages, swimming pool room.

**Fees and charges :**

3 900 000 € agency fees 5,66% à the responsibility of the buyer included

