



MAGREY & SONS

LUXURY REAL ESTATE



REFERENCE: **2303**

CITY: **CANNES**

LIVING AREA: **878 M²**

PLOT OF LAND AREA: **10267 M²**

BEDROOMS: **8**

PRICE: **16.800.000 EUR**

AGREEMENT: **EXCLUSIVE**

MAGREY & SONS CANNES

9 BOULEVARD DE LA CROISSETTE - 06400 CANNES

TÉL : 492989822 - FAX : 492989822

WWW.MAGREY.COM - CANNES@MAGREY.COM

S.A.R.L CAPITAL 8 000 EUR - R.C.S CANNES B 399 992 452 – SIRET 399 992 452 00017

TVA INTRACOMMUNAUTAIRE FR 68 399 992 452 - A.P.E 6831Z

CPI 0605 2018 000 035 243 – GARANTIE MONTE PASCHI BANQUE

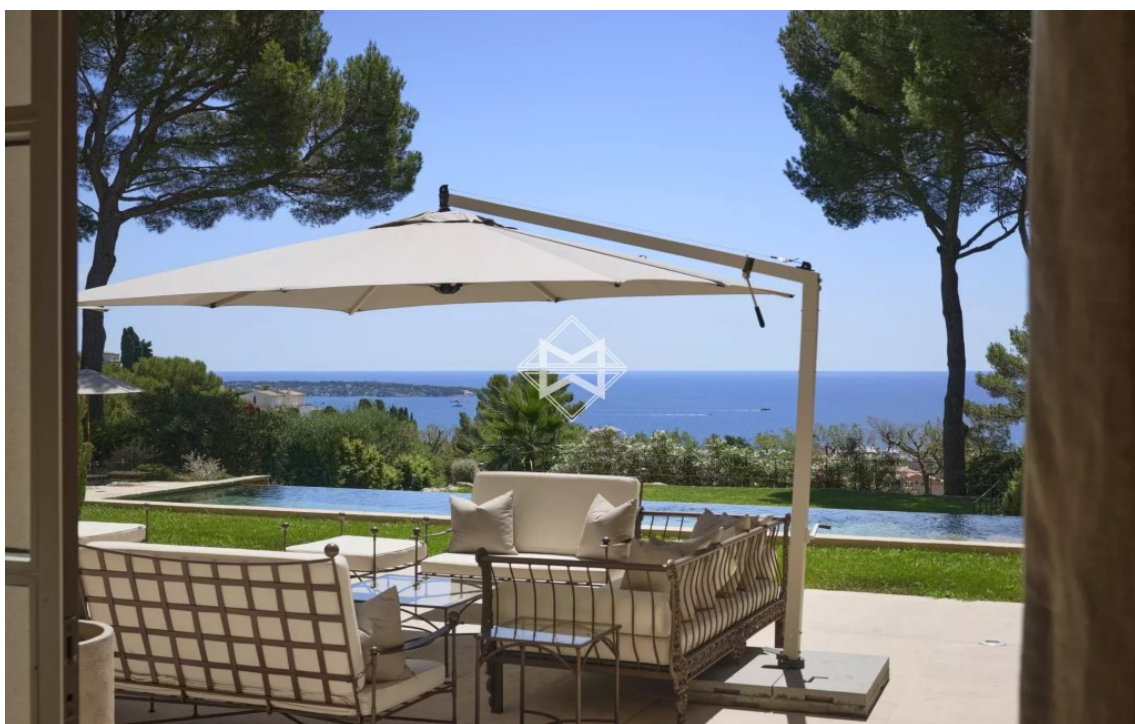
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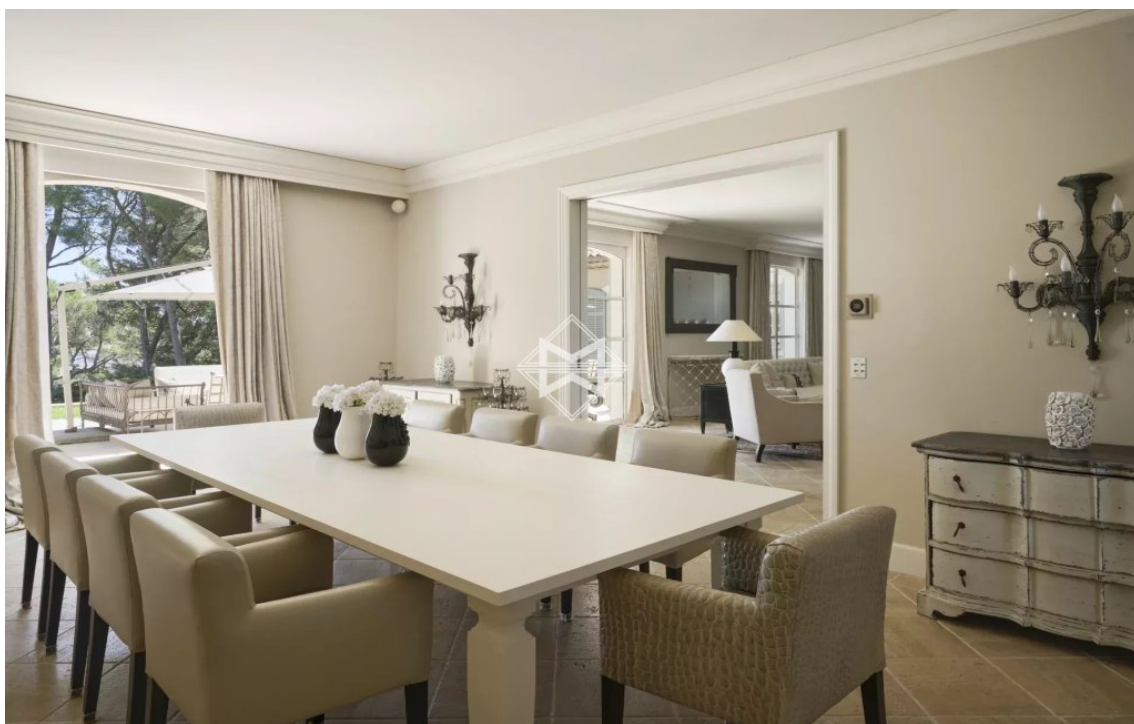
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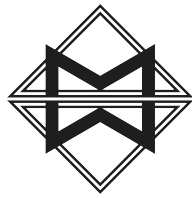
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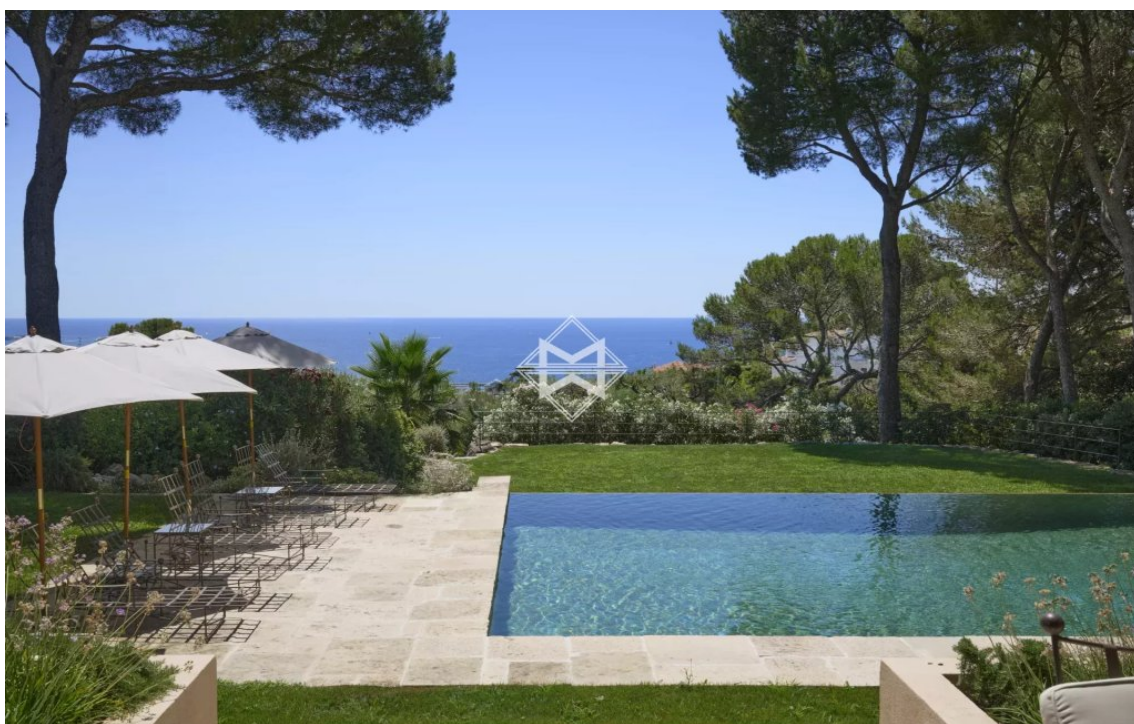
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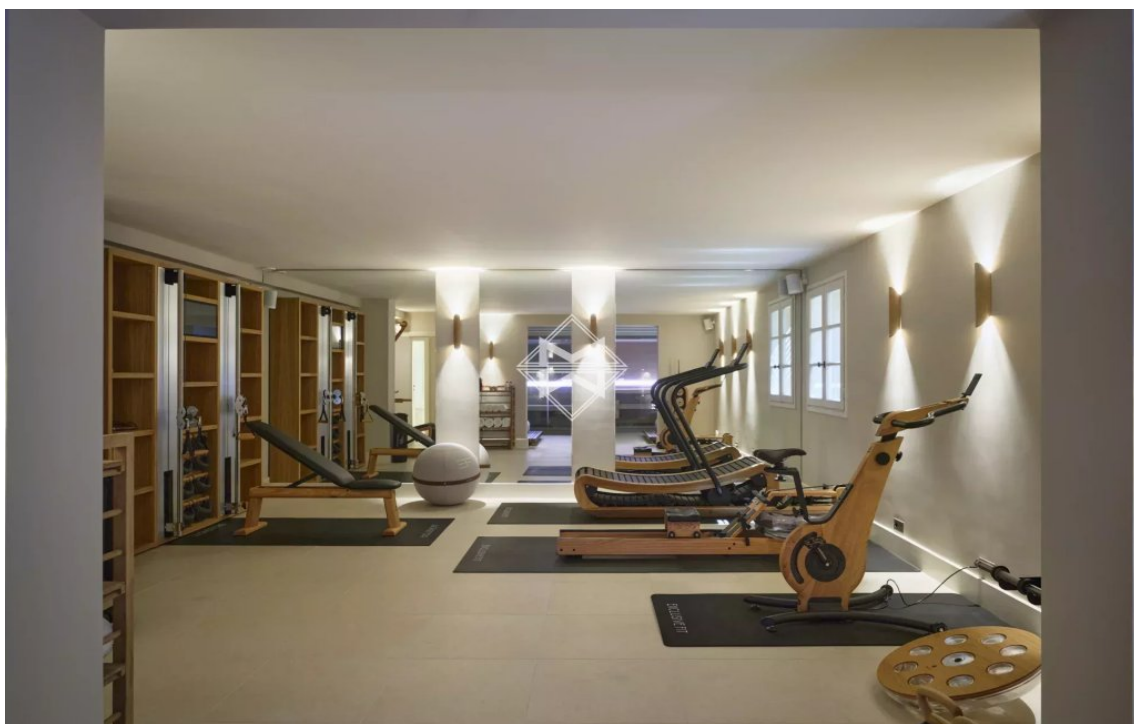
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IN THE HEART OF MORE THAN 1 HECTARE OF LUSH, GREEN PARKLANDS, THIS EXCEPTIONAL PROPERTY BOASTS A DOMINANT POSITION AND AN INTIMATE, SECLUDED SETTING.

AT THE ENTRANCE, A 70 M² CARETAKER'S COTTAGE WELCOMES VISITORS, WHILE A TENNIS COURT AND SPACIOUS GARAGES FOR 4 TO 5 VEHICLES LINE THE PRIVATE DRIVEWAY.

THE MAIN VILLA, WITH AN IMPRESSIVE SURFACE AREA OF MORE THAN 800M², OFFERS HARMONIOUS ARCHITECTURE AND GENEROUS OUTDOOR SPACES: VAST TERRACES BATHED IN LIGHT AND A MAGNIFICENT SOUTH-EAST-FACING SWIMMING POOL, WITH UNINTERRUPTED VIEWS ALL THE WAY TO THE SEA. SPREAD OVER THREE LEVELS, THE GROUND FLOOR FEATURES AN ELEGANT ENTRANCE HALL, GUEST TOILET, DOUBLE LOUNGE WITH FIREPLACE, TV LOUNGE, STUDY, LIBRARY, DINING ROOM AND FULLY-EQUIPPED FAMILY KITCHEN.

TWO SUITES WITH DRESSING ROOMS COMPLETE THIS LEVEL. UPSTAIRS, A VAST HALL LEADS TO SIX EN SUITE BEDROOMS, EACH WITH ITS OWN DRESSING ROOM, INCLUDING A SUMPTUOUS MASTER SUITE WITH PRIVATE TERRACE.

THE BASEMENT, DESIGNED WITH COMFORT AND WELL-BEING IN MIND, INCLUDES A CINEMA ROOM, A FITNESS AREA, A SPA WITH SAUNA AND HAMMAM, A LAUNDRY ROOM, A LINEN ROOM, WINE CELLAR, AS WELL AS DIRECT ACCESS TO THE GARAGE AND A SHELTER FOR THREE ADDITIONAL CARS AND NUMEROUS PARKING SPACES.

PRICE : 16.800.000 EUR

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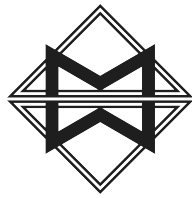
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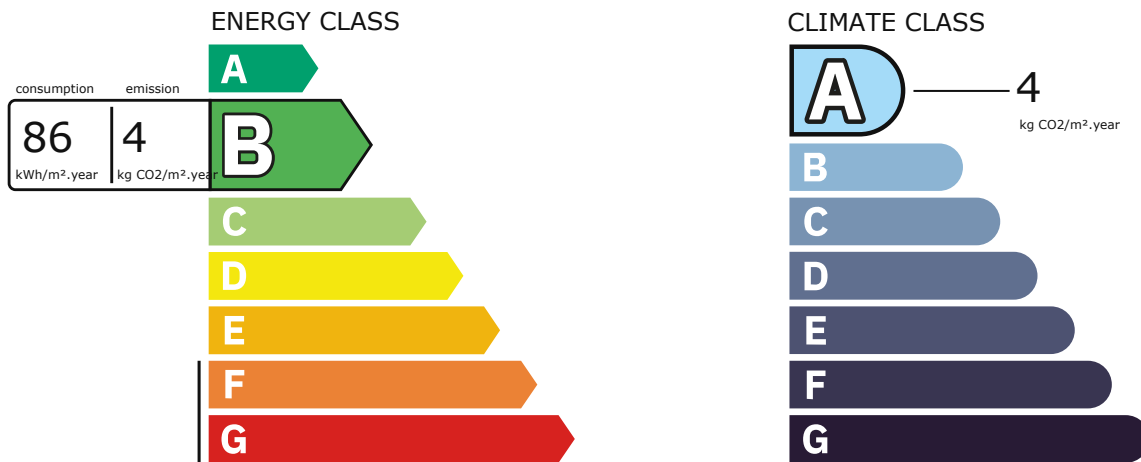
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