



## Elegant villa with stunning sea views in Cannes Eden

Cannes, French Riviera, 06400

Asking Price **€5,100,000\*** Agency fees at the charge of the owner. Fee table available online at [savills.fr](https://www.savills.fr) and on request.



- Panoramic sea views
- Main villa of approximately 417 sq m
- 5 bedrooms and 4 bathrooms
- Caretaker's house of approximately 55 sq m
- Grounds of approximately 5,103 sq m
- Swimming pool
- Garage and car port
- DPE: D (200) GES: D (24)
- CAN190020

### About this property

Ideally located in the residential area of Cannes Eden, this elegant property boasts amazing panoramic views of the sea.

The main villa includes on the entrance level: a hall, a library / office and 2 en suite bedrooms.

Stairs leading down to the reception area with spacious living room, dining area, kitchen, and further en suite bedroom, all opening onto the terraces.

Garden level comprises two further en suite bedrooms.

Landscaped grounds of 5,103 sq m with swimming pool, a separate caretaker's house, garage and carport complete the property.

### Local Information

Cannes, a resort town on the French Riviera, located in the Alpes-Maritimes department, is a host city of the annual Cannes Film Festival, MIPIM, and Cannes Lions International Festival of Creativity. It is known for its association with the rich and famous, its luxury hotels and restaurants, and conferences.

The famous Boulevard de la Croisette, curving along the coast, is known for picturesque beaches, restaurants, cafés and boutiques. There's still enough natural beauty: the harbour, the bay, the clutch of islands off the coast and the old quarter, Le Suquet, full of charm and history. It is home of luxury properties for sale and the best investment opportunities with a large choice of apartments for sale and to let.

Cannes is located of approximately 27km from Nice International Airport, 55km to Monaco and 85km to Saint Tropez.

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cannes Office.

Telephone: +33 (0)4 97 06 06 90.





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Gross Internal Area 4,489 sq ft, 400 m<sup>2</sup>

Guardian's house of approximately 55 sq m

Garage of approximately 30 sq m

Garage

Swimming pool

Savills Cannes

+33 (0)4 97 06 06 90

[cannes@savills.com](mailto:cannes@savills.com)



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