



## Modern Mediterranean villa in Cannes Californie

Cannes, French Riviera, 06400

Asking Price 4,100,000 €\* Agency fees payable by the vendor. Fee table available online at [savills.fr](https://www.savills.fr) and on request.



- Modern villa
- Breathtaking sea views
- 3 en suite bedrooms
- Grounds of approximately 890 sq m
- Swimming pool
- 180 sq m
- DPE: C (94) GES: A (2)
- CAN200124

#### About this property

Located in the prestigious Californie hills with sweeping views of Cannes' skyline and offering a panoramic sea view, this magnificent modern villa has been designed with high quality materials.

Warm contemporary interiors of approximately 180 sq m feature a spacious reception room with dining area and full height sliding glass doors that open completely, providing the ultimate southern indoor-outdoor lifestyle, a double kitchen with exquisite cabinetry, top appliances and rich marble surfaces.

The state of the art staircase leads to the first floor which features a principal bedroom boasting an enviable vista, an en suite bathrooms and an impeccably fitted closet, the principal bedroom opens onto the south facing terrace. In addition, the villa includes two further en suite bedrooms each with a walk-in closet.

An additional space under the pool, perfect to add another bedroom, gym, movie room, etc, and a smart home technology complete this modern 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.





**Cannes, French Riviera, 06400**  
**Gross Internal Area** 1938 sq ft, 180 m<sup>2</sup>  
**Land** 890 sq m  
**3 en suite bedrooms**  
**Smart home**

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