Agence NP Cannes

37, rue d'Antibes
06400 Cannes
Tél : +33 (0)4 93 68 51 51
Email : contact@np-estate.com

VILLA/HOUSE - 10 PIÈCE(S) - 320.14 M²

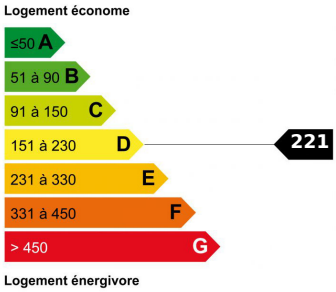
3 990 000 €

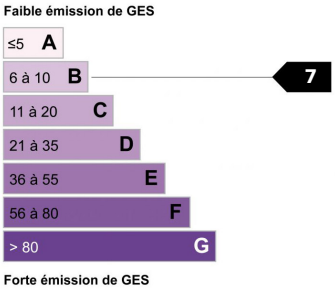












Surface :	320.14 M²	**Surface séjour :**	42.75 M²
Terrain :	1218 M²	**Terrasse(s) :**	2
Style :		**Exposition :**	South
Niveaux :		**Vue :**	Panoramic
Mitoyenneté :	Non	**Chauffage :**	Air-conditioning
Etat :	Excellent condition	**Eau chaude :**	Individual
Pièce(s) :	10	**Parking(s) :**	3
Chambre(s) :	7	**Garage(s) :**	NC
Bain/Douche :	5	**Cave :**	NC
Toilette(s) :	3	**Taxe foncière :**	NC

CAP D'ANTIBES: Located in a private estate just a few minutes' drive from the Salis beaches and shops, in a peaceful setting, this splendid, luxuriously renovated 320 m² contemporary villa sits in the heart of a beautiful 1218 m² wooded plot with a swimming pool and jacuzzi. Facing south but benefiting from all four aspects, it is spread over three levels: a garden level with four main rooms opening onto the pool; a ground floor comprising a spacious living/dining room, kitchen, bathroom, and toilet, all opening onto a large corner terrace; and a first floor offering four bedrooms, three shower rooms, and two toilets, also featuring a large terrace with sea views. A solarium with panoramic views and three parking spaces. A prime location for a primary or secondary residence. 5% agency fees included, payable by the seller..

PRESTATIONS : Air-conditioning, Double glazing, PVC window, Sliding windows, Electric awnings, Double flow ventilation, Electric shutters, Irrigation sprinkler, Barbecue, Fence, Outdoor lighting, Alarm system, Security door, Swimming pool