

## Charming and spacious villa with garden and swimming pool in the hills above Cannes



## INFORMATION

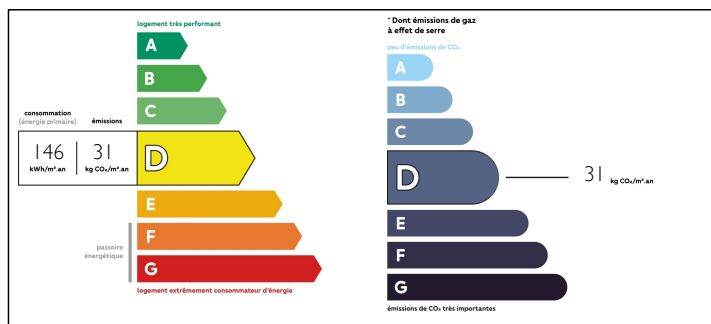
Town:	Vallauris
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	168 m2
Plot Size:	1142 m2

## IN BRIEF

This charming villa with garden and swimming pool, facing south-west, well exposed to the sun, is located in a prestigious residential area in the hills above Cannes. Only a few minutes from Mougins and Golfe Juan, the house features a beautiful living room with fireplace, a spacious kitchen with pantry, 4 bedrooms, 3 bathrooms and 2 WCs, for a total living area of 168 m<sup>2</sup> and offers ample storage space on each floor.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

### Ground Floor:

The living room opens onto the garden and the exterior swimming pool. With its elongated shape, it is divided into several zones: a conversation area around the fireplace, a reading area in a more intimate corner and a convivial space in the dining room. The light and reflections of the water on the ceiling give this large room charm and character. The adjoining kitchen is spacious and bright. It also overlooks the garden and terrace around the pool. Two bedrooms, a bathroom and a guest toilet are also located on this level.

### First floor

The upper level comprises two bedrooms, two bathrooms (one en suite) and a WC, both opening onto a terrace with sea views.

### The Basement

With a surface area of approx. 138 square meters, it houses a two-car garage, ample storage space and a cellar. A separate entrance and window offer the possibility of converting part of the basement into an independent studio.

Connected to the city gas network (GRDF), this residence was built with quality materials, emphasizing durability and functionality. The concrete slab roof ensures the structure's solidity, resilience and water tightness. Although the property is structurally sound and in very good condition, its new owner will be able to add his or her own personal touch and refresh it.

Ideally located in a quiet residential area with easy access to freeways, the property is 10 minutes from Sophia-Antipolis, 20 minutes from Antibes and Nice international airport, and just a few minutes from Cannes.

Whether considered...

## LOCAL TAXES

Taxe foncière: 2600 EUR

## NOTES