



Detached house

LE CANNET (06)

**4 410 000 €\***

\* Agency fees to be paid by the seller



348 m<sup>2</sup>



5 pièce(s)

## PROPERTY DESCRIPTION

Exceptional in LE CANNET: for sale this luxurious villa on the heights with breathtaking views and swimming pool. Annabelle WETTSTEIN CAPIFRANCE offers for sale this exceptional property in Le Cannet. In a secure residential complex, this beautiful villa has 2 bedrooms on the ground floor, each with a private bathroom as well as a jacuzzi and shower area. 2 other bedrooms including a large master suite also with shower room and bathroom as well as with an individual dressing room make up the first floor: a teak terrace enjoying a southern exposure runs along the master suite; convertible attics complete this property. A kitchen is present on the ground floor and the garden level has a kitchenette. Finally, the ground floor benefits from a laundry room, a wine cellar and a storage room. The ground floor is composed of an entrance porch, a hall, a large kitchen, a dining room, a living room and a living room opening onto the protected terrace of the garden. . In addition to the garage, the house has a guest house benefiting from a hall, a kitchen, a bedroom, a shower room as well as a bathroom, a living room and a beautiful covered terrace; all in a wooded property with swimming pool and pool house. To visit absolutely. Les honoraires sont à la charge du vendeur. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

\*\* ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Annabelle WETTSTEIN**

**ZIMMERSHEIM (68440)**

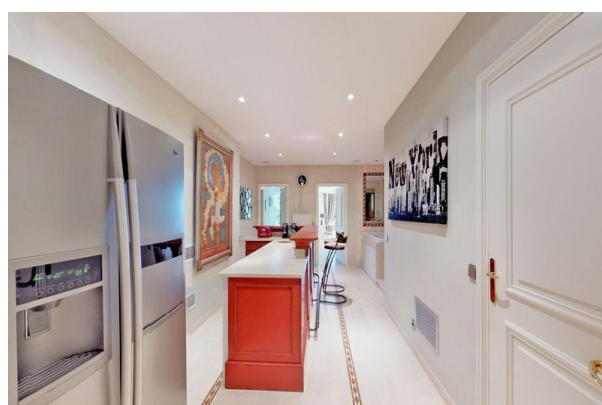
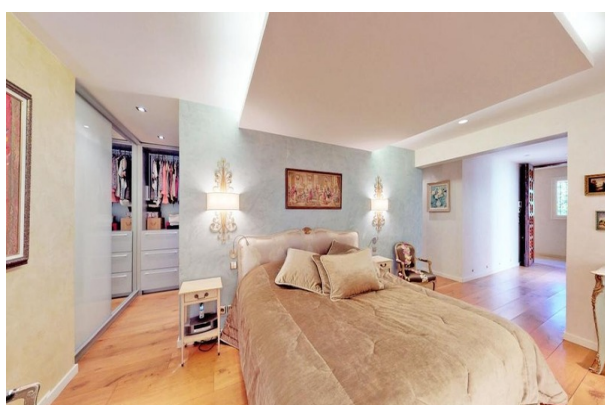
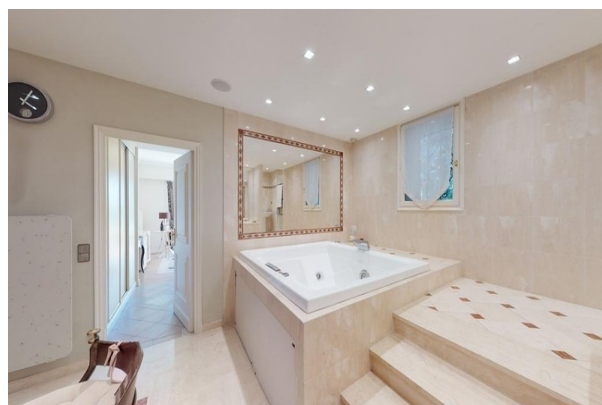
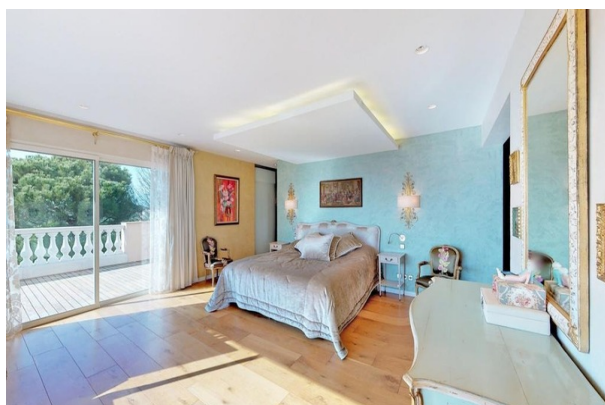
Agent

RSAC : 484 141 858 00015

Courts service city :  
MULHOUSE

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 808495

Property type ..... Detached house

### SURFACES

Living space ..... 348 m²

Land surface ..... 2400 m²

### COMPOSITION

Number of rooms ..... 5

### DPE/GES

DPE ..... 206

GES ..... 6

### APPENDIX

Videophone ..... Non



CAPIFRANCE  
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
CS 70058 34 473 Pérols Cedex  
RCS de Montpellier n° 441 338 985  
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle