



Bourgeois house

CANNES (06)

1 490 000 €\*

\* Agency fees to be paid by the seller



213 m<sup>2</sup>



9 pièce(s)



6 chambre(s)

## PROPERTY DESCRIPTION

Thierry Bertin offers for sale Villa Casatalina located in absolute calm a few steps from rue d'Antibes and the famous Croisette. This popular neighborhood is mainly made up of residential houses sheltered from prying eyes and the hustle and bustle of the city. This charming house is established on 2 levels with an area of 213 m<sup>2</sup> strategically located in a dominant position on a plot of 903 m<sup>2</sup>. The view and the sunshine are among the assets and strong points and make it a unique place. On the ground floor, an entrance hall leads to the living room and its lounge opening onto the large sun-drenched terrace with a view of the garden. 2 bedrooms each with its own shower room, a large, very bright office, an equipped kitchen, a separate toilet and a laundry room. Quality services with a large sliding bay window. On the lower level there is a library area, a cellar and a spacious bedroom with direct access to the garden. The other strong point of this villa lies in the fact of having on the 1st floor an independent 4-room apartment, Living room/living room, separate kitchen, 3 bedrooms, a bathroom with toilet, 1 shower room and independent toilets which allow you to imagine different family, rental or other projects because it is possible to combine the two levels without any work. The materials and services are of quality such as the wooden aluminum frames, above-ground swimming pool with its beach and an outdoor lounge, in a landscaped garden with its many fruit trees. Roof and renovation redone, crawl space Finally, parking allows 6 spaces, 4 inside the property and 2 private outside which is rather rare for the neighborhood. Little gem in the center of Cannes to discover without moderation.

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!



**Thierry BERTIN**

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ANTIBES

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 850325  
Property type ..... Bourgeois house  
Year of construction ..... 1964  
Exposure ..... S-W  
View ..... Vue dégagée, sur Jardin

### SURFACES

Living space ..... 213 m²  
Living room surface ..... 60 m²  
Land surface ..... 900 m²

### COMPOSITION

Number of rooms ..... 9  
Number of bedrooms ..... 6  
Number of bathrooms ..... 1  
Toilets count ..... 4  
Washrooms ..... 3  
Terrace ..... 1

### DPE/GES

DPE ..... 211  
GES ..... 46

### APPENDIX

Parking ..... extérieur  
Parking space ..... 2  
Videophone ..... Non

### SERVICES

Heater ..... gaz



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