

# BY BLUE

INTERNATIONAL REALTY

Sole Agent - Charming villa of approx. 260m2 for sale in the hills above Super Cannes



Cannes - 1 700 000 €

Ref. 84409329

Perfectly located in the heights of Super Cannes, minutes from the Croisette and sea, this charming Provençal villa enjoys beautiful views of the hills in absolute tranquillity.

The south-facing property of approximately 293 m<sup>2</sup> is spread over 3 levels. On the ground floor there is a beautiful and spacious entrance, a large living/dining room with a separate, fully fitted kitchen all opening directly onto the garden and the pool. There are five bedrooms, and three bathrooms including the parental suite on the first floor with its own terrace and the garden level apartment of almost 90m<sup>2</sup> that could be converted into an independent living space.

The landscaped garden with mature trees and mediterranean plants, extends over 2,700 m<sup>2</sup> with large terraces for entertaining.

Minutes from shops and commodities and less than 30 minutes from Nice airport.

A must-see!

Living area : 293 m<sup>2</sup>

Bedrooms : 5

Surface area of land : 2700.00 m<sup>2</sup>

Exposition : South

Rooms : 9

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✓Cave

✓Swimming pool

Property tax : 4 170 €

Fees payable by vendor

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