



LUXURY BY BLUE

INTERNATIONAL REALTY

Super Cannes – Provençal Villa with Sea View and Exceptional Renovation Project



Cannes - 3 500 000 €

Ref. 85635151

Located on the prestigious neighborhood of Super Cannes, this Provençal-style villa enjoys panoramic views of the sea and the Lérins Islands.

A rare opportunity : a renovation and extension project, already approved by a renowned architect, offering exceptional potential. Currently set over approximately 350 sqm, the villa benefits from a building permit allowing for more than 450 sqm of living space.

Perched in a commanding position and facing due south, the future property will feature 6 elegant suites, a caretaker's apartment, and a lift serving all levels. A vast 100 sqm terrace, adjoining the living room, will be the perfect place to enjoy balmy summer evenings.

Designed with top-of-the-line materials, the project includes luxurious features such as a heated swimming pool, sauna, hammam, fitness room, home cinema, and a secure, air-conditioned double garage. All set on a beautifully landscaped plot of approximately 2,200 sqm, planted with Mediterranean species.

Renovation file available upon request.
Construction costs not included.

For further information or to schedule a visit, please contact us today.

Details of potential risks to which this property is exposed are available on the Georisques website: <http://georisques.gouv.fr>



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Living area : 450 m²

Bedrooms : 5

Surface area of land : 2200.00 m²

Exposition : South-west

Rooms : 7

✓Swimming pool ✓Sea view

Property tax : 2 976 €

Fees payable by vendor



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