



CANNES CALIFORNIE - Stunning Villa-Apartment to renovate!

For sale

6 500 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 5 rooms	<i>City</i> Cannes	<i>Country</i> France
<i>Living area</i> 407,87 m²	<i>Terrace area</i> 800 m²	<i>Total area</i> 1 207,87 m²	<i>Bedrooms</i> 4
<i>Bathrooms</i> 4	<i>Parkings</i> 4	<i>Cellar</i> 1	<i>View</i> Unobstructed view
<i>Ref.</i> 10409			

Magrey & Sons Cannes is pleased to present this exceptional villa-apartment with a total surface area of 407.67 m² under the Carrez Law. This unique property, requiring complete renovation, offers immense potential to be transformed into a tailor-made living space that perfectly suits your needs. You will have the opportunity to enjoy a spacious living room and a comfortable TV lounge. The semi-professional kitchen, with its utility room, and the generous dining room will allow you to host grand receptions.

The apartment consists of a majestic master bedroom with an en-suite bathroom and dressing room, a mezzanine guest room with its own bathroom, as well as two additional guest bedrooms with bathrooms on the upper floor. A large entrance hall and guest toilets complete this exceptional property. Additionally, there is a caretaker's accommodation on the lower level, a large cellar, and 4 private parking spaces.

The private garden of approximately 800 m², with a swimming pool, offers the benefits of a villa while still being an apartment, just a short walk from the city center's amenities.



This villa-apartment, with sea views, is located within a prestigious Belle Époque residence, secured with a caretaker. This historic building, influenced by Italian architecture, is nestled in a lush residential park within a gated domain. The estate is planted with rare Mediterranean species and includes a charming pond.

The history of the estate dates back to its purchase by the Menier family, famous chocolate manufacturers, from Camille Dognin, a silk industrialist from Lyon. Dognin detached the property from the Château Valetta estate and created the garden, possibly establishing the terrace where the villa Camille-Amélie was built. Constructed between 1887 and 1890 for Gaston Menier by Parisian architect Eugène Ricard, the villa was requisitioned by the Germans in 1943 and later divided into apartments. The estate was sold off in 1948.

Step into the fascinating history of Cannes' exceptional properties and become the owner of this exclusive home, which is ready to be completely renovated and personalized to your desires. Collective heating, hot water, and caretaker service Monthly charges: euros2,630 Property tax: euros7,475







