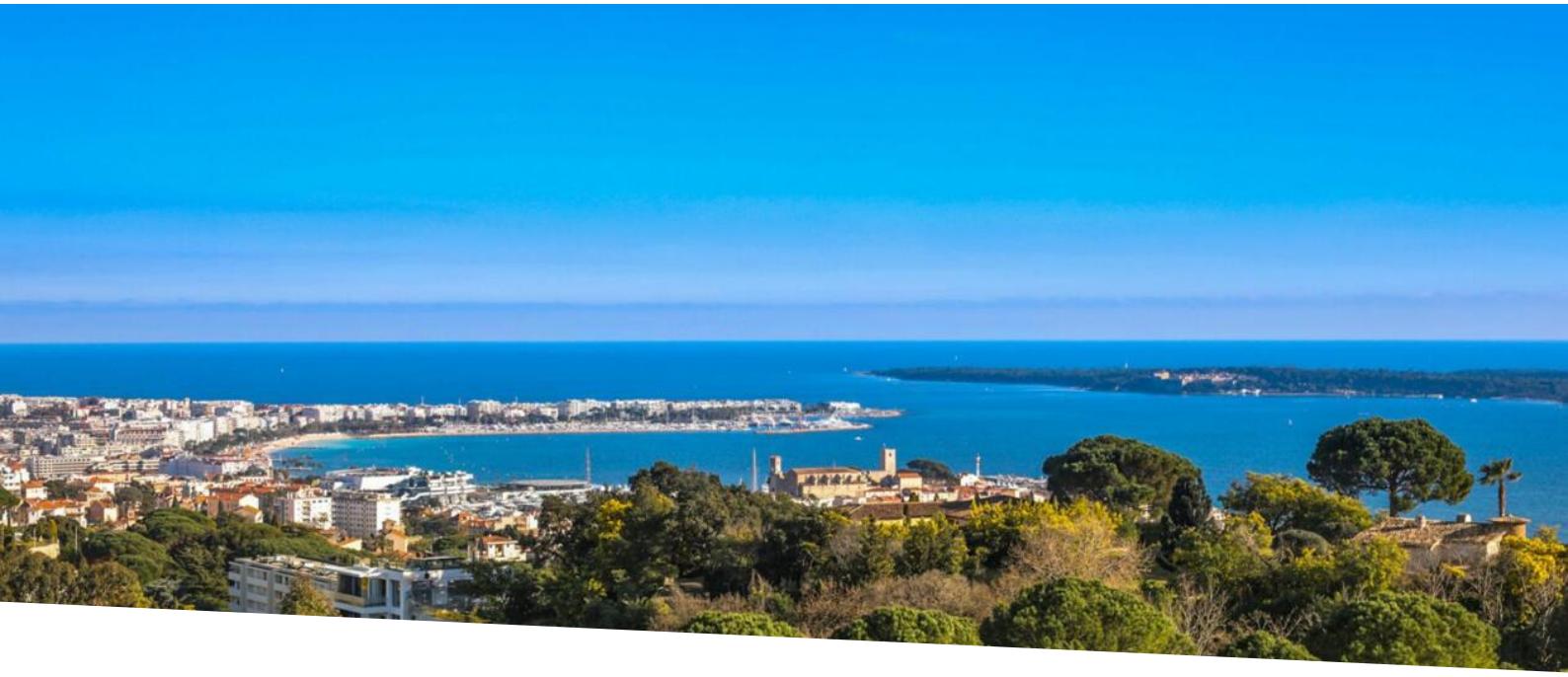
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Exceptional Villa Currently Under Renovation In Cannes

For sale

Price on request

Product type **Villa**	*Num rooms* **+5 rooms**
City **Cannes**	*Country* **France**
Living area **1 177 m²**	*Land area* **14 820 m²**
Bedrooms **12**	*Bathrooms* **+5**
Parkings **+5**	*Condition* **Renovated**
View **Sea**	*Release date* **To be determined**
Ref. **MCEFR44**	

Set on an expansive plot of land in the prestigious surroundings of Cannes, this exceptional estate is currently undergoing a complete renovation, combining timeless Riviera elegance with refined contemporary living. Designed as a private and luxurious retreat, the property is composed of several independent residences and leisure spaces, all surrounded by landscaped gardens and generous outdoor areas.

The main residence, arranged over two floors and offering approximately 241 sqm of living space, has been thoughtfully designed to combine elegance, comfort, and refined Riviera living. The house features a magnificent master suite with its own luxurious master bathroom, three additional en-suite bedrooms, a spacious landing area, an elegant dining room, a grand reception salon, a more intimate sitting room, a fully equipped kitchen, an office, a guest WC, an additional bedroom with bathroom, an entrance hall, and a laundry room. Large openings throughout the property bathe the interiors in natural light while offering beautiful views over the landscaped grounds and surrounding greenery.

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The estate also includes several independent guest accommodations, ideal for hosting family and friends in complete privacy and comfort. A first guest house of approximately 52 sqm, all on one level, offers two bedrooms and two bathrooms. Another independent guest house of approximately 45 sqm features one bedroom and one bathroom, creating a peaceful and private retreat within the property.

A larger guest residence, arranged over two floors, combines generous volumes with functionality. The ground floor of approximately 76 sqm includes a salon, kitchen, dining area, and guest WC, while the upper floor of approximately 72 sqm accommodates three bedrooms and three bathrooms, perfectly suited for extended guests or staff accommodation.

A dedicated caretaker’s house further complements the estate. Distributed over two levels of approximately 25 sqm and 14 sqm, it includes a living room, office, dining area, kitchen, and two bathrooms, ensuring discreet and practical on-site accommodation.

Additional amenities further enhance the exceptional character of the property. A charming independent area with elegant colonnades, measuring approximately 49 sqm, includes a laundry room, bedroom, and bathroom. A spacious pool house of approximately 62 sqm is perfectly designed for outdoor entertaining, while an impressive wellness complex of approximately 235 sqm is entirely dedicated to relaxation and wellbeing, featuring spa and gym facilities. The estate also includes a beautiful 32 sqm conservatory/orangery, adding timeless charm and character to the gardens.

Set within magnificent landscaped grounds, the property benefits from beautifully maintained gardens planted with mature trees and vegetable gardens, creating a serene and authentic atmosphere throughout the estate. Multiple terraces and outdoor living areas invite relaxation and entertaining in complete privacy. A private tennis court further enhances the lifestyle appeal of the property, while two swimming pools offer several dedicated leisure and relaxation spaces. Ample parking areas accommodate numerous vehicles with ease.

Once completed, this extraordinary estate will represent a rare opportunity to acquire a fully renovated private compound in Cannes, combining elegance, privacy, extensive amenities, and exceptional outdoor spaces on a truly grand scale.

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