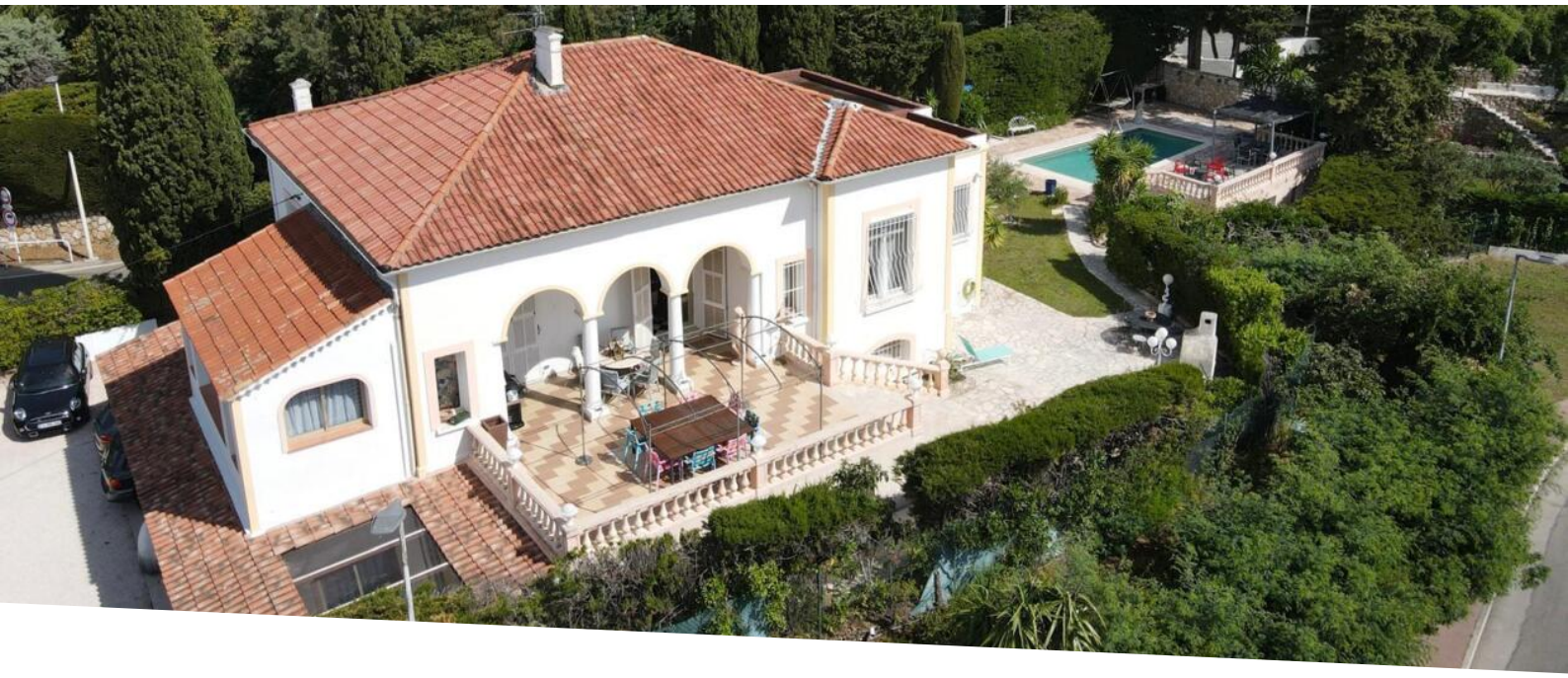
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CANNES CROIX DES GARDES - CLASSIC "FLORENTINE STYLE" MANSION

For sale

3 299 000 €

Product type **Villa**	*Num rooms* **8**
District **Croix des Gardes**	*City* **Cannes**
Country **France**	*Living area* **310 m²**
Terrace area **50 m²**	*Land area* **1 593 m²**
Garden area **1 000 m²**	*Bedrooms* **+5**
Bathrooms **4**	*Parkings* **+5**
Cellars **2**	*Box* **3**
View **Vue dégagée**	*Exposure* **SOUTH AND WEST**
Ref. **377**	

CLASSIC VILLA WITH NICE GARDEN AND POOL

In Cannes, in the sought-after area of Croix-des-Gardes, known for its calm and views, this elegant Florentine-

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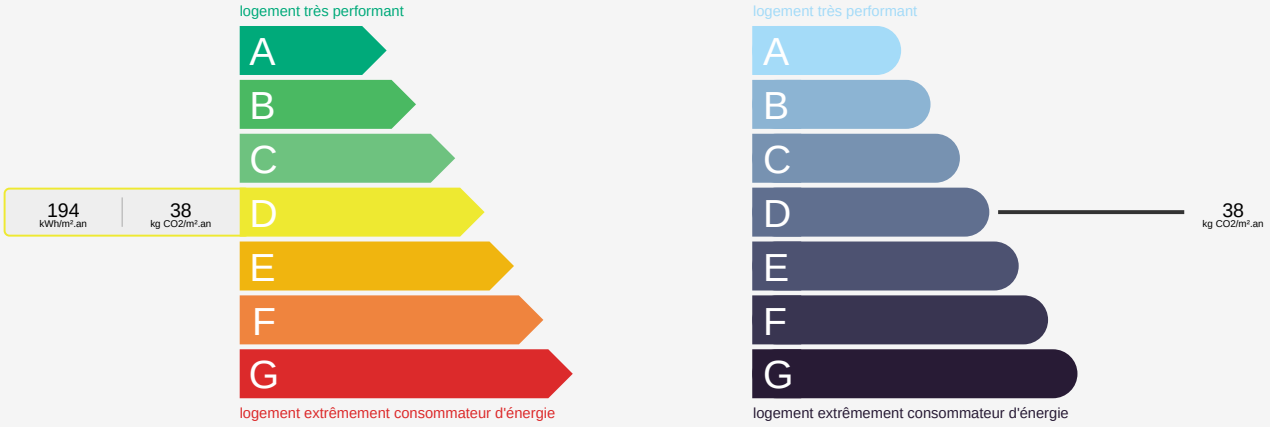
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style villa enjoys a beautiful flat garden with a pool area surrounded by terraces. The villa, built on two levels and with a surface area of approximately 300 m2, offers spacious and light-filled rooms. The upper level (main level) comprises an entrance hall, a double living room opening onto a beautiful terrace, a dining room, and a kitchen with dining area. A separate section includes a master bedroom with dressing rooms and an en-suite bathroom, as well as two further bedrooms and a shower room. On the lower level (garden level), directly accessible from the outside and connected to the main level by a staircase, are two bedrooms, a study/library, a kitchenette, and a shower room. Various rooms are used as storage, a boiler room and laundry room, and garages. The house is ideal for a large family, also for combining family and professional life (a liberal profession, medical, legal or accounting profession, a craftsman etc). Independent pool house, enclosed garden, ample parking on the property.





Diagnostique de Performances Énergétiques



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