

995 000 €

**Contact agency**

**Agence de la Napoule**

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**For sale mas**

**6 rooms**

**Surface : 130 m²**

**Surface of the living : 32 m²**

**Surface of the land : 1079 m²**

**Year of construction : 1976**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Individuelle chaudière**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

fireplace, Bedroom on ground floor,  
Automatic gate

4 bedroom

2 bathrooms

1 shower

1 garage

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

Document non contractuel



**Mas 5337 Le Cannet**

Provencal villa in the Collines du Cannet – Peace and quiet near Cannes Located in the peaceful and green setting of the Collines de Le Cannet, this 142 m² villa offers a serene atmosphere just a few minutes from Cannes and its beaches . Its privileged location allows quick access to the motorway, facilitating travel to the hinterland or the coast. Shops, schools and services are also nearby, guaranteeing a practical and pleasant daily life. The interior seduces with its volumes and authentic charm. From the entrance, a large bright living room opens onto the garden, while the dining room with fireplace creates a warm atmosphere. The independent kitchen , inspired by the Provencal style, has a bar area, ideal for sharing friendly moments. The sleeping area consists of three bedrooms , two of which have fitted wardrobes, as well as a bathroom . Each room benefits from beautiful light and a soothing view of the wooded exteriors. On the garden side, the carefully landscaped grounds , decorated with fruit trees , invite you to relax. A spacious shaded terrace allows you to fully enjoy the beautiful days in complete privacy. The traditional architecture with its natural stone walls and its Provencal atmosphere give this residence a timeless elegance. An ideal living environment to combine tranquility, comfort and immediate proximity to Cannes , while benefiting from all the amenities just a few minutes away.

Even and shores :

