

Price on request

Contact agency

Agence Cannes Soleil

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For sale villa

Surface : 210 m²

Surface of the living : 29 m²

Surface of the land : 1990 m²

Year of construction : 1973

Exposition : Est ouest

View : Dégagée

Hot water : Electrique

Inner condition : to modernize

Couverture : tiling

Features :

fireplace, double glazing, Laundry room,

Automatic gate, CALM

5 bedroom

2 terraces

4 show ers

5 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel



Villa 2766 Cannes

LAROQUETTE-SUR-SIAGNE bordering Cannes — Unobstructed view, absolute calm Nestled in a quiet and green environment , this detached villa of approximately 210 m² stands out for its generous volumes, its independent apartments and its panoramic view of the surrounding hills. Built on a terraced plot of 1,990 m², beautifully planted with majestic olive trees, fruit trees and a vegetable garden, the property also benefits from a working well and a registered garden shed. It offers a peaceful living environment, just a few minutes from amenities. The main house consists of a bright living room with fireplace, opening onto a veranda facing the surrounding nature, a separate kitchen, two large bedrooms with fitted wardrobes, a shower room, and a separate toilet. On the ground floor: an independent studio of approximately 25 m² facing west, currently rented with excellent yield, a large laundry room that can be converted, as well as a second apartment with independent access and a garage. In addition, an independent T3 of 46 m², ideal for rental or entertaining family and friends, as well as an 18 m² workshop and a large exploitable crawl space of over 65 m². Technical assets: heating by air/water heat pump installed in 2023, roof redone in 2016, mains drainage. A rare property, with charm and potential, offering multiple development possibilities in a privileged natural environment . Contact us now for a visit.

Fees and charges :

