

## Price on request

**For sale house**

**5 rooms**

**Surface : 156 m²**

**Surface of the living : 47 m²**

**Surface of the land : 1020 m²**

**Year of construction : 1950 - 2008**

**Exposition : Sud ouest**

**View : Mer**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : a refresh**

**Couverture : Tuiles et casquettes**

### Features :

pool, pool house, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, calm

4 bedroom

1 terrace

2 bathrooms

1 shower

3 WC

1 garage

**Energy class (dpe) : D**

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

Document non contractuel

12/07/2025 - Prix T.T.C



## House 3778 Cannes

**EXCLUSIVE: CANNES Californie** - highly residential and quiet area - 30 minutes NICE Airport - Splendid view of the city, hills and sea. Villa with modern modern decoration including 4 bedrooms in well-separated spaces in the volume. Ground floor: Large living room - semi-American kitchen - passage to the master bedroom 28 m² with its mezzanine office, bathroom and dressing room. Guest toilet room - towards second bedroom bathroom and dressing room - On the ground floor: bedrooms 3 and 4 - shower room - separate toilet - laundry area - Large garage of 45 m² 1020 m² garden with two landscaped terraces - Living room level: swimming pool with large terrace, summer kitchen and pergola. The whole in good general condition. Fees charged to the seller Virtual visit on request.

Fees and charges :

