



Agence

**WEBCAM IMMOBILIER**

Achetez, vendez nous sommes à vos côtés

Tél. 04 93 39 11 68

Site : [webcamimmobilier.com](http://webcamimmobilier.com)

YOUTUBE | FACEBOOK | FNAIM | MLS Côte d'Azur

2 460 000 €

For sale villa

7 rooms

Surface : 220 m<sup>2</sup>

Surface of the living : 70 m<sup>2</sup>

Surface of the land : 1115 m<sup>2</sup>

Exposition : Sud

View : Aperçu mer

Inner condition : to modernize

External condition : good

Features :

pool, fireplace, Bedroom on ground floor, double glazing, Laundry room, calm

4 bedroom

2 terraces

2 bathrooms

2 showers

4 WC

1 garage

4 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

23/05/2024 - Prix T.T.C



### Villa 1841 Cannes

Cannes Picaud, at the bottom of a subdivision, and facing a century-old park, come and discover this stone house, full of charm and in absolute calm. It is located a stone's throw from the beaches on foot, set in 1,115 m<sup>2</sup> of land with a swimming pool. It consists of: A large bright living room, a dining room, an equipped kitchen, 4 bedrooms, 1 office (with independent access) and 4 bathrooms - And on the top floor, opposite the master bedroom, a superb solarium with sea view. A swimming pool, a garden planted with beautiful Mediterranean species, a garage and several parking spaces complete this unique property. Assured crush.

Fees and charges :

2 460 000 € fees included



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