



THÉOULE-SUR-MER 06590 FRANCE

€3,495,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Just steps from the charming village of Theoule-sur-Mer, its port, beaches, and finest restaurants, this elegant character residence offers a unique lifestyle that harmoniously blends authenticity with contemporary comfort. Set within a beautifully landscaped terraced garden, this 1930s villa offers over 285 m² of living space, including a 70 sqm guest house by the pool, ideal for hosting family and friends. The home captivates with its generous volumes, Art Deco-inspired lines, and sweeping sea views that take in Cannes and the Lerins Islands on the horizon.

**285 m,
1665 m Plot size,
Swimming pool**

€3,495,000



The ground floor opens onto a spacious, light-filled living area comprising a lounge and dining room that flow onto a terrace, along with a modern kitchen featuring a central island. Upstairs, the full-floor master suite includes an en-suite bathroom and a private loggia overlooking the Mediterranean. A graceful split-level staircase leads to the lower floors. The first level hosts two bedrooms with en-suite shower rooms and dressing areas, a large study, and a laundry room. On the lower garden level, you'll find two additional en-suite bedrooms, a cozy TV lounge, and a wine cellar. The guest house offers two bedrooms, a comfortable living space with a fully equipped kitchen, all opening directly onto the pool area. The garden, planted with Mediterranean species, unfolds in terraces facing the sea, creating a peaceful and private setting. A rare blend of Provençal charm, elegant proportions, and high-end finishes, this property presents a unique opportunity on the Theoule coastline, just moments from the village life and the azure shore. Agency fees payable by vendor - Julien GUILLÉ - Agent commercial - EI - RSAC Fréjus 478119407



