



LE CANNET 06110 FRANCE

€3,490,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Nestled in the heart of a beautifully landscaped 2,300 m² garden, this delightful property is located in a sought-after residential area, ideally positioned just 15 minutes from La Croisette and its beaches. Fully renovated in 2021, this villa of over 260 m² blends contemporary aesthetics with natural materials, bringing softness and warm tones to the interiors. Both welcoming and refined, the home has been thoughtfully designed to offer generous single-level living, featuring four en-suite bedrooms and a bright, spacious living area that opens directly onto the lush garden — the true centerpiece of the property.

**262 m,
2308 m Plot size,
Swimming pool**

€3,490,000



Designed to seamlessly extend the interior living spaces outward, a large, fully equipped summer kitchen and dining area invite conviviality and shared moments in a natural continuity. The outdoor areas have been particularly well cared for: the landscaped garden, in soft Provencal shades of white and lavender, includes a pleasant pool house and a heated, covered swimming pool, allowing year-round enjoyment of the mild Riviera climate. Created for optimal comfort, the villa also offers a fifth en-suite bedroom, a fitness room, ample storage, and a garage — all combining modern practicality with functional elegance. Equally well suited as a family's main residence or a secondary home, this property is located just 15 minutes from the renowned Mougins School and only 25 minutes from Nice International Airport. CPI 792818148



