



CANNES 06110 FRANCE

€4,490,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Set on the hills of Le Cannet, at the end of a secure and private cul-de-sac, this contemporary villa of approximately 280 sqm enjoys a peaceful green setting, complete privacy and pleasant sea glimpses. The property has been fully renovated using high-quality materials and refined finishes. Built on a beautifully landscaped plot of around 2,700 sqm, the villa offers bright and generous living spaces. The main level features a spacious living and dining area, a fully equipped kitchen, and a master suite with both shower and bathtub, all benefiting from a south-west facing exposure and total tranquility.

**340 m,
2700 m Plot size,
Swimming pool, Sauna**

€4,490,000



On the garden level, four en-suite bedrooms, a laundry room, and a large 40 sqm room with independent access—ideal for a gym or home cinema—complete the layout. A sauna enhances the wellness facilities. The meticulously maintained garden includes a heated saltwater swimming pool, a pétanque court and several relaxation areas, perfect for enjoying the Mediterranean lifestyle. Additional features include a home automation system, integrated Sonos sound system, a comprehensive security system with alarm and cameras, and a wide paved driveway leading to the villa. Parking is available for several vehicles, including an electric car charging station. A rare opportunity combining privacy, serenity and high-end amenities, just minutes from Cannes. Agency fees payable by vendor - CPI 792818148



