



VALLAURIS 06220 FRANCE

€8,950,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Nestled on the heights of Cannes, in the commune of Vallauris, in the heart of the highly sought-after residential area of Super-Cannes, this exceptional property offers a rare living environment combining elegance, privacy, and breathtaking panoramic views. In need of renovation, it represents a unique opportunity to redesign the spaces and unlock its full potential in a privileged setting. Set within beautifully landscaped grounds of approximately 7,300 sqm, facing southeast, the property enjoys a spectacular 180° panoramic sea view, stretching from Cap d'Antibes and the Lérins Islands all the way to the Italian coastline.

**845 m,
Swimming pool, Sauna, Spa**

€8,950,000



The property comprises two independent architect-designed villas, each with its own entrance, ensuring absolute comfort and privacy. Second Villa Panoramic sea views from all apartments Independent internal and external access Energy Ratings Main House: Energy Performance Certificate (EPC): Class G Estimated annual energy costs: between €15,620 and €21,140 Second Villa: Energy Performance Certificate (EPC): Class D Estimated annual energy costs: between €8,090 and €10,946 Price: €8,950,000 (fees of 5.26% payable by the buyer) Information on the risks to which this property is exposed is available on the Géorisques website:
www.georisques.gouv.fr



