



CANNES 06400 FRANCE

€25,000,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Nestled in the heart of Cannes' highly sought-after Californie district, this exceptional estate enjoys a remarkable elevated position, commanding breathtaking panoramic views over the Bay of Cannes, the Lérins Islands and the Esterel hills. A true private domain, the property is set within approximately 8,080 sqm of beautifully landscaped grounds, entirely enclosed and sheltered from view, offering absolute privacy and tranquillity just minutes from the Croisette and the city centre. The main residence, spanning approximately 565 sqm, is distinguished by its generous proportions, elegant reception areas and refined amenities.

**800 m,
8080 m Plot size,
Swimming pool, Sauna**

€25,000,000



Expansive light-filled living rooms, a stunning glass-roofed dining room and a collection of sophisticated living spaces have been thoughtfully designed to embrace the exceptional surroundings and maximize the spectacular sea views. The various suites provide absolute comfort in a refined atmosphere, while the extensive terraces offer the perfect setting from which to admire one of the most beautiful panoramas on the French Riviera. Outdoors, the estate embodies an unrivalled Mediterranean lifestyle, featuring a large swimming pool overlooking the sea, numerous reception and relaxation areas, a shaded pergola, beautifully maintained landscaped gardens and a private basketball court. Designed with both well-being and entertaining in mind, the approximately 150 sqm pool house includes a fitness room, a wellness area with jacuzzi and massage room, an independent bedroom with dressing room and en-suite bathroom, as well as a fully equipped summer kitchen. An independent guest house of approximately 125 sqm together with an 85 sqm caretaker's apartment complete this rare property, providing ideal accommodation for family, guests or staff.



The estate also benefits from comprehensive security features including video surveillance, secure access control, intrusion detection systems and electric vehicle charging stations. Combining privacy, elegance and exceptional amenities, this remarkable estate ranks among the most exclusive addresses in Cannes Californie and represents a rare opportunity on the luxury real estate market.



