



CANNES (CALIFORNIE) 06400 FRANCE

€3,450,000

150 Years
JOHN D WOOD & CO.

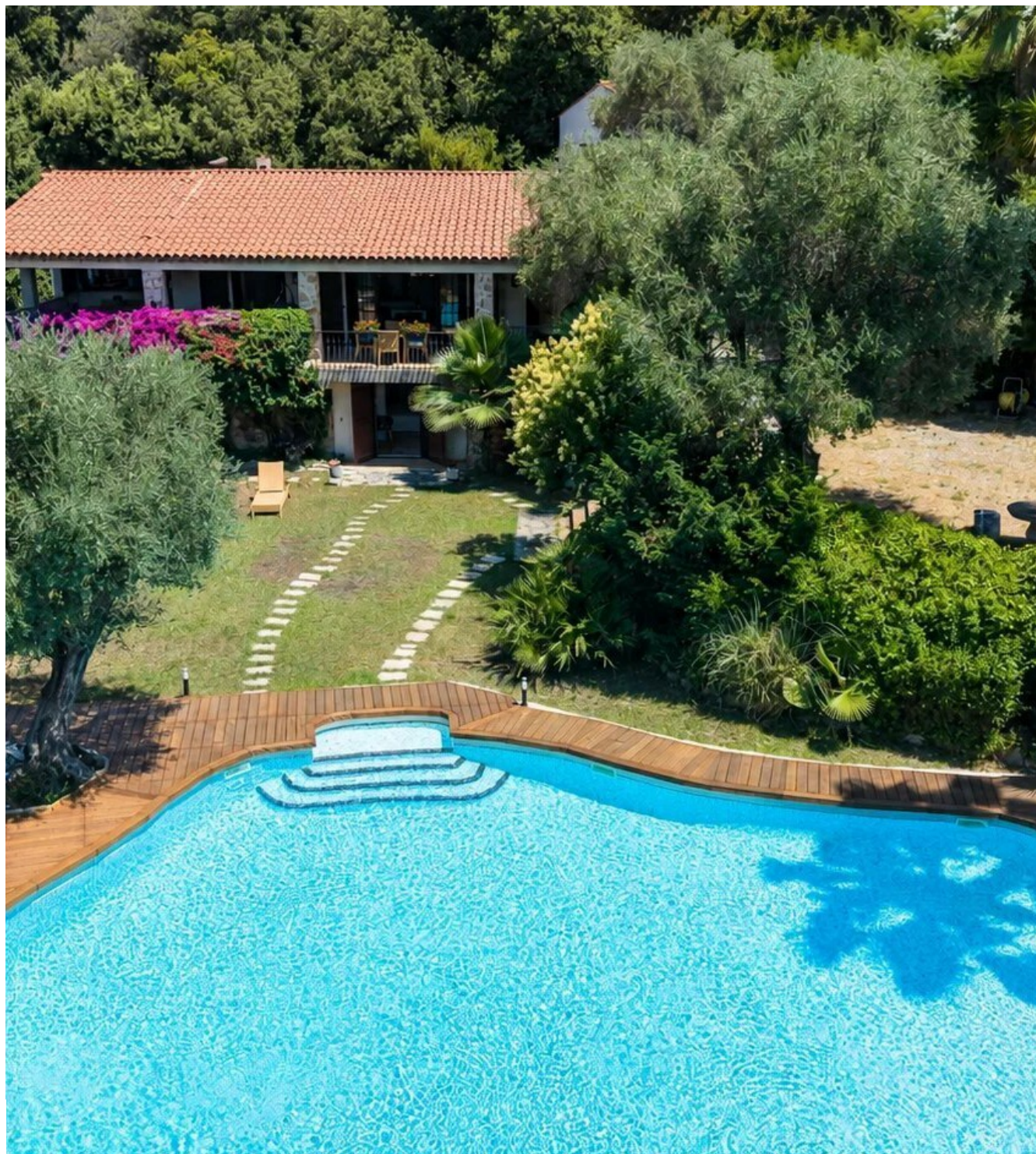
London, Country & International Property

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Nestled in the prestigious Cannes Californie district, this elegant Provençal property enjoys an exceptional setting, offering complete privacy and absolute tranquillity. Set within beautifully landscaped grounds of approximately 3,200 sqm, enhanced by a large swimming pool, the estate offers a total living area of approximately 384 sqm, comprising a 254 sqm main villa, an independent caretaker's house, and a separate pavilion entirely dedicated to fitness and wellness.

**384 m,
3200 m Plot size,
Swimming pool, Sauna**

€3,450,000



Bathed in natural light thanks to its predominantly south- and west-facing orientation, the villa enjoys peaceful views over the surrounding greenery, complemented by a delightful glimpse of the Mediterranean Sea, creating an atmosphere of rare serenity. Ground Floor: Entrance hall, spacious living room with fireplace, dining room, and a second reception room, all opening onto a generous wraparound terrace. Fully fitted and equipped kitchen and a guest WC. Garden Level: One en-suite bedroom with an adjoining study and a full bathroom, a second en-suite bedroom with a private sitting room or study and a full bathroom, a dressing room, and a third bedroom with a shower room. Lower Garden Level: A comfortable family room and a fourth bedroom with its own shower room, both opening onto a spacious terrace. The outdoor areas have been thoughtfully designed to make the most of the exceptional surroundings. Around the swimming pool, a summer kitchen and a shaded pergola provide the perfect setting for entertaining family and friends. A separate wellness pavilion further enhances the property, featuring a dojo or fitness room, a sauna, changing facilities, a shower room and separate WC.



The independent caretaker's house is arranged over two levels and comprises a living room on the ground floor, together with a bedroom and shower room with WC upstairs, making it ideal for a caretaker, guests or staff accommodation. Finally, an additional outbuilding set within the gardens offers a further room with a kitchenette and WC, extended by a charming barbecue area. Combining timeless Provençal charm with generous living spaces, exceptional privacy and a wealth of additional amenities, this remarkable property offers a rare lifestyle opportunity in one of Cannes' most sought-after residential addresses. Agency fees payable by vendor



