



CANNES 06220 FRANCE

€2,200,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Nestled in the heart of the prestigious Super Cannes neighbourhood, this contemporary villa, built in 2019, offers an exceptional living environment in absolute peace and quiet. With its west-facing orientation, the property enjoys open views over the surrounding greenery. Set on beautifully landscaped grounds of 2,465 sqm, the property comprises two fully independent residences — a rare feature offering a wealth of possibilities, whether as a family home, guest accommodation, a separate residence for relatives, or a rental opportunity. Main Villa – Approximately 180 sqm: The main villa stands out for its generous proportions and abundant natural light.

**245 m,
2465 m Plot size,
Swimming pool**

€2,200,000



On the ground floor, it features an entrance hall, a spacious living and dining area opening extensively onto the terrace and infinity pool, a kitchen with adjoining pantry, and a first en-suite bedroom with a walk-in wardrobe and shower room. Upstairs, there are two further en-suite bedrooms, each with its own bathroom featuring both a shower and bathtub. An additional room, currently without a window but with the possibility of installing a skylight, could be converted into a home office, dressing room or occasional guest bedroom. The basement completes the main villa and includes a double garage, cellar and laundry room. Independent Second Villa – Approximately 65 sqm: Completely independent and benefiting from its own private entrance, the second residence comprises a bright living area, a fully equipped kitchen, two bedrooms and a shower room. It also features a private terrace with its own swimming pool, providing a fully self-contained space ideal for hosting family and friends or for use as a rental property. A garden shed and ample parking facilities further enhance the property.



Located just a few minutes from the beaches and the centre of Cannes, this rare property combines contemporary elegance, comfort, privacy and the versatility of two independent residences, in the heart of one of the most sought-after areas of the French Riviera. Agency fees payable by vendor



