

## 5-bedroom coastal villa with sea views between Cannes and Antibes with swimming pool and flat grounds



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Vallauris           |
| Department: | Alpes-Maritimes     |
| Bed:        | 5                   |
| Bath:       | 5                   |
| Floor:      | 345 m <sup>2</sup>  |
| Plot Size:  | 1679 m <sup>2</sup> |

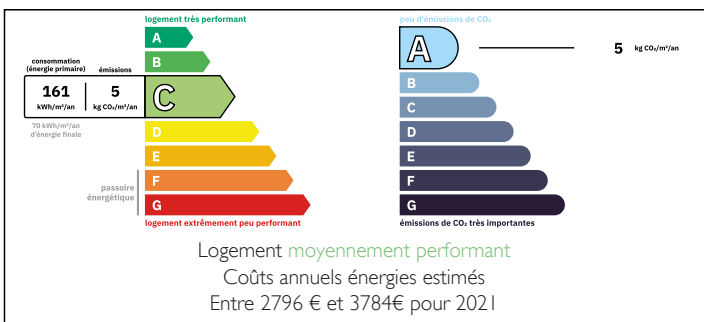
## IN BRIEF

Located within a private estate just minutes from both Cannes and Antibes, this elegant Mediterranean villa enjoys sweeping panoramic sea views and an unusually flat, landscaped plot of 1,679 sqm - a rare feature in this area.

Offering approximately 345 sqm of living space, the villa has been designed for both comfortable family living and effortless entertaining. All five bedrooms feature en suite bathrooms, providing a high level of privacy for residents and guests alike. The main living areas are bright and generously proportioned, opening naturally toward the sea and garden.

The outdoor spaces are particularly appealing, with level lawns, mature planting and a covered swimming pool. A closed, single-car garage and multiple parking spaces complete the property.

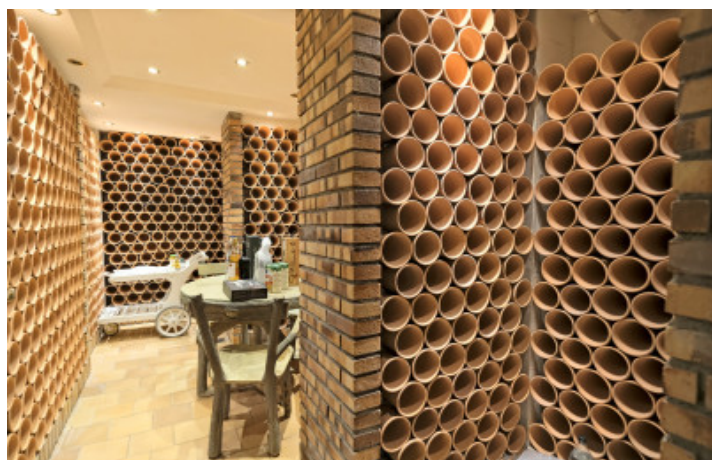
## ENERGY - DPE



An ideal residence for buyers seeking sea views and

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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière:** 4230 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Set within a discreet, secure estate at the gateway to both Cannes and Antibes, this refined villa offers an exceptional combination of panoramic sea views, generous interior volumes and rare flat grounds.

The property sits on a level landscaped plot of 1,679 sqm and offers approximately 345 sqm of well-organised living space. The villa's layout has been carefully considered to maximise natural light, openness and seamless indoor/outdoor living, making it equally suitable as a primary residence or an elegant second home.

The main living level comprises a spacious reception area, dining space and a fully equipped kitchen, complemented by practical service rooms including a laundry room, wine cellar and cold room. These features make the home particularly attractive for entertaining, long stays or hosting family and friends.

Accommodation includes five generously sized bedrooms, each with its own en suite bathroom, ensuring comfort, discretion and independence for all occupants. Modern technical features include air conditioning and a heat-pump heating system, supporting both energy efficiency and year-round comfort.

Outside, the flat garden feature a covered swimming pool and the surrounding outdoor areas offer ample space for relaxation, dining or quiet enjoyment of the sea view. A closed garage and additional off-street parking provide practical convenience. With its elevated position, panoramic sea views, flat land and proximity to Cannes and Antibes, beaches, ports, and the international airport, this property represents a compelling opportunity for discerning buyers seeking long-term value, privacy and lifestyle on the French Riviera.

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Information about risks to which this property...