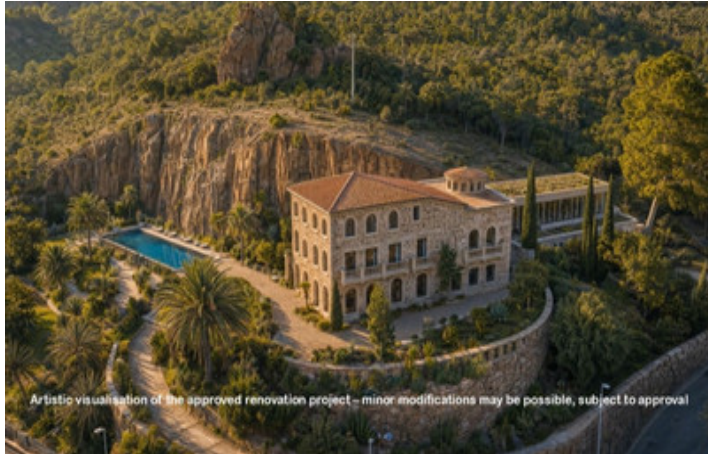


Théoule-sur-Mer, Bay of Cannes – Historic estate with approved ~1,500 m² project, spectacular sea views



INFORMATION

Town:	Théoule-sur-Mer
Department:	Alpes-Maritimes
Bed:	0
Bath:	0
Floor:	1500 m ²
Plot Size:	8378 m ²

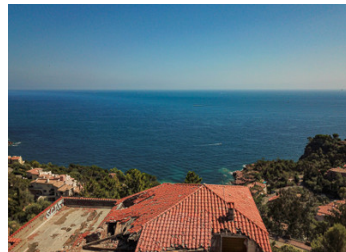
IN BRIEF

At Théoule-sur-Mer on the Bay of Cannes, this historic estate occupies 8,378 m² in a dramatic Estérel setting, with sweeping views across the Mediterranean, coastline and mountains.

The existing buildings require complete rehabilitation. An approved project provides for an exceptional private residence of approximately 1,500 m², combining around 1,200 m² of existing structure with an extension of approximately 300 m².

Formerly the intimate Hôtel Guerguy La Galère, the property developed a notable gastronomic reputation, including two Michelin stars. An opportunity to bring a place rich in history back to life, without allowing its past to dictate its future.

The lead image is an artistic visualisation of the approved renovation project, not the property's

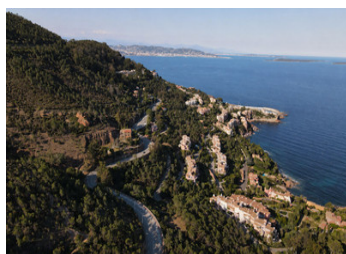
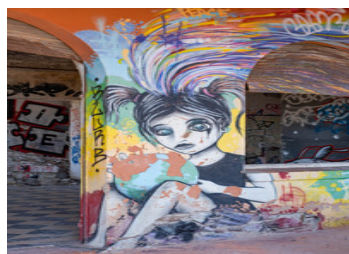
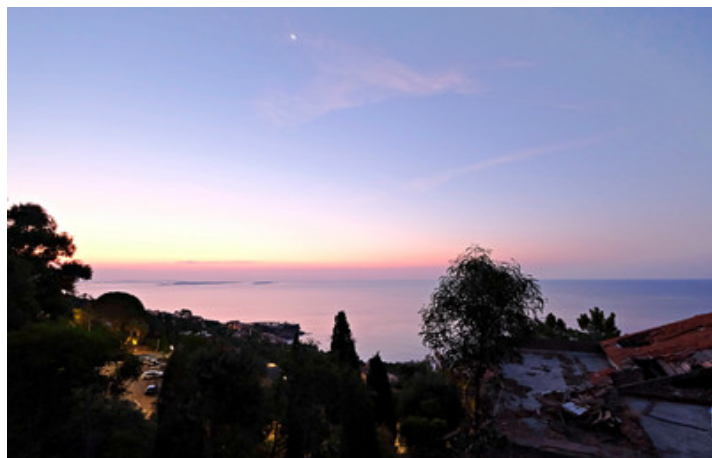


ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



DESCRIPTION

At Théoule-sur-Mer on the Bay of Cannes, where the red rocks of the Massif de l'Estérel descend towards the Mediterranean, this historic estate occupies a position whose combination of scale, landscape and potential would be extraordinarily difficult to recreate today.

From its elevated setting, the view opens across the Mediterranean, the coastline and the wooded hills of the Estérel. These are not simply sea views: here, sea, sky and mountains combine to create an almost theatrical sense of place, with the landscape itself becoming part of the architecture.

The property comprises 8,378 m² of private land. Immediately behind it lie more than 12 hectares of adjoining non-buildable woodland, owned separately and not included in the sale. Visually, however, this protected natural landscape extends the sense of the estate and creates a degree of openness, separation and privacy that has become increasingly difficult to find on the Côte d'Azur.

The existing buildings are currently in a ruinous state and require complete rehabilitation. The lead image and any other architectural visualisations shown in this listing illustrate the approved renovation project; they are not photographs of the property in its current condition.

An approved residential project provides for the transformation of the property into one exceptional private residence of approximately 1,500 m², combining the rehabilitation and transformation of around 1,200 m² of existing structure with an extension of approximately 300 m². The approved scheme is exclusively single-family residential; it does not provide for commercial operation or division into apartments.

The approved project...

NOTES