

Cannes – Provence-Alpes-Cote d'Azur

# Villa Lérins - Panoramic view Cannes center

Property ID: 82518690



PURCHASE PRICE: 3.470.000 EUR • LIVING SPACE: ca. 203 m<sup>2</sup> • ROOMS: 4

Property ID: 82518690 - 06400 Cannes – Provence-Alpes-Cote d'Azur

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## At a glance

Property ID	82518690	Purchase Price	3.470.000 EUR
Living Space	ca. 203 m <sup>2</sup>	Commission	5%
Available from	According to the arrangement	Total Space	ca. 203 m <sup>2</sup>
Floor	6	Condition of property	Like new
Rooms	4	Usable Space	ca. 0 m <sup>2</sup>
Year of construction	2023		



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## The property





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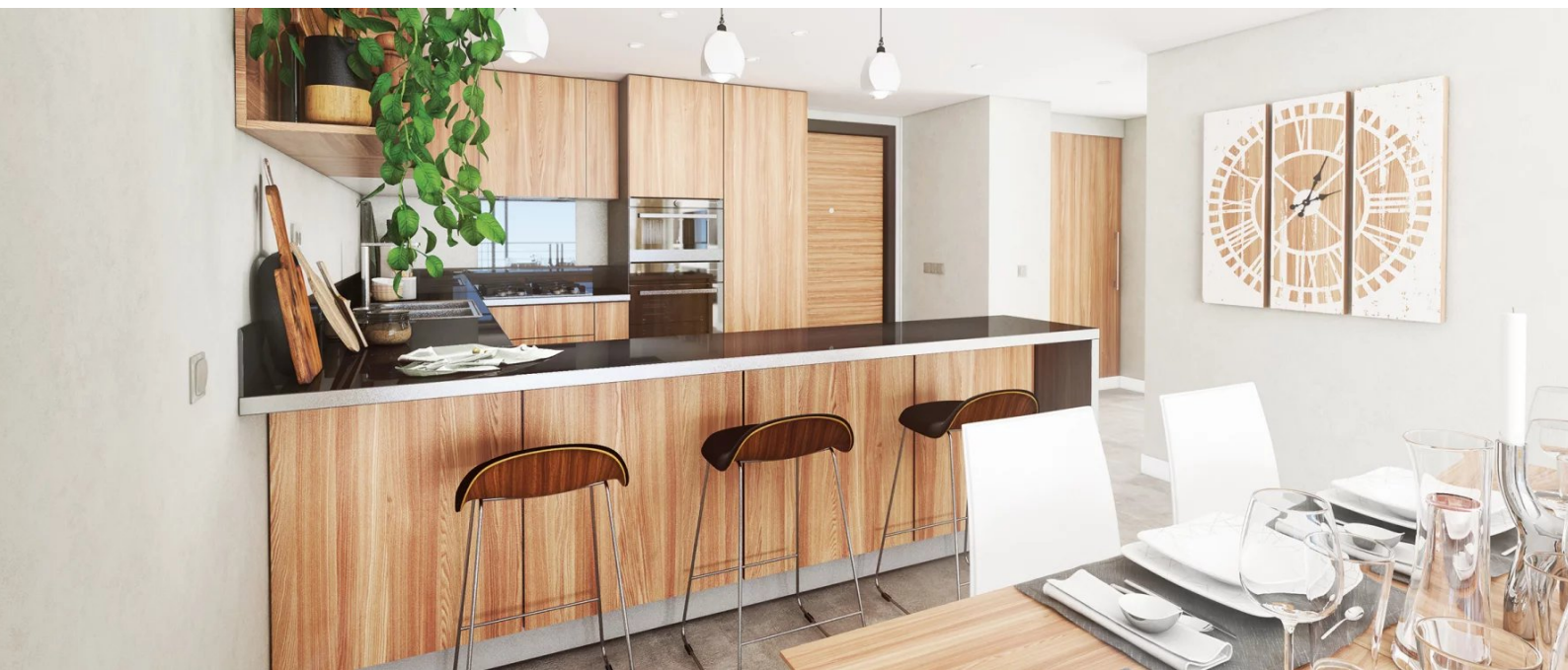
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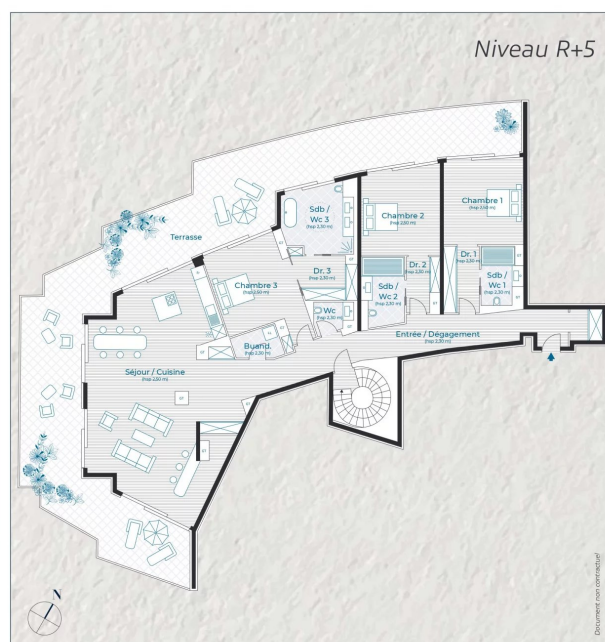
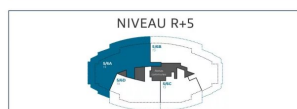


### Lot 5/6A

Appartement T4  
Niveau R+5

1/2

> Séjour / Cuisine	74,96 m <sup>2</sup>
> Chambre 1	16,69 m <sup>2</sup>
> Dégagement / Dressing 1	6,06 m <sup>2</sup>
> Salle de bains / Wc 1	5,29 m <sup>2</sup>
> Chambre 2	17,32 m <sup>2</sup>
> Dégagement / Dressing 2	4,41 m <sup>2</sup>
> Salle de bains / Wc 2	7,06 m <sup>2</sup>
> Chambre 3 + placard	19,25 m <sup>2</sup>
> Dégagement / Dressing 3	6,79 m <sup>2</sup>
> Salle de bains / Wc 3	11,57 m <sup>2</sup>
> Entrée / Dégagement + placards	28,05 m <sup>2</sup>
> Buanderie	3,28 m <sup>2</sup>
> Wc	2,71 m <sup>2</sup>
<b>TOTAL</b>	<b>203,44 m<sup>2</sup></b>
> Terrasse R+5	105,25 m <sup>2</sup>





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## A first impression

Splendid high-end roof villa, located in a peaceful area just 400 meters from the Palais des Festivals and close to all amenities. This prestigious residence is being completely renovated, both outside and inside, with high quality finishes. With its 203 square meters, this roof villa offers three spacious and bright bedrooms. The large corner living room with an equipped kitchen is a real jewel of this apartment, with a triple exposure offering a magnificent view of the sea. The large terrace of 105 m<sup>2</sup> that surrounds the living room also allows access to the 3 indoor suites. A staircase leads to a second terrace of 76 m<sup>2</sup>, with its own rooftop. A landscaped solarium of 232 m<sup>2</sup> with jacuzzi completes this exceptional space. As a bonus, three underground car parks are included in the purchase of this real estate jewel. Delivery is scheduled for July 2023. This high-end property corresponds to lot 5/6 A. Do not miss this unique opportunity to acquire a luxury luxury roof villa in one of the most popular areas of the city. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)



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## Contact partner

For further information, please contact your contact person:

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*To Disclaimer of von Poll Immobilien GmbH*

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[www.von-poll.com](http://www.von-poll.com)