



# LUXURY BY BLUE

INTERNATIONAL REALTY

For sale in Cannes Californie, 435m2 property with sea view



Cannes - 3 850 000 €

Ref. 85490810

Located in an exceptional residential area, this property offers a peaceful, leafy setting just a few minutes from the heart of Cannes. Set in around 2,600 m<sup>2</sup> of land with a swimming pool and panoramic views of the sea and the Lérins islands, this character house with a total surface area of 435 m<sup>2</sup> invites you to personalise its spaces to suit your tastes and needs.

The property offers 6 spacious bedrooms to accommodate families and guests, a light-filled double reception room ideal for socialising, and an independent flat perfect for staff or visitors.

In addition, there are two garages totalling around 90 m<sup>2</sup>, providing ample parking and storage space.

This property has a rare asset: a plot division approved by the town hall, allowing the construction of a second 160 m<sup>2</sup> house on two levels.

With its open views over the Mediterranean and its many assets, this house offers a rare opportunity to invest in a property with a host of possibilities.

Come and discover this exceptional property with great potential.

Living area : 325 m<sup>2</sup>

Bedrooms : 6

Exposition : West, South-east

Rooms : 7



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✓Swimming pool ✓Sea view

Property tax : 4 800 €

Fees payable by vendor

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