

Cannes – Provence-Alpes-Cote d'Azur

# Unique Artist's Villa in Cannes

*Property ID: 82617331*



**PURCHASE PRICE: 3.500.000 EUR • LIVING SPACE: ca. 246 m<sup>2</sup> • ROOMS: 8 • LAND AREA: 685 m<sup>2</sup>**

Property ID: 82617331 - 06400 Cannes – Provence-Alpes-Cote d'Azur

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## At a glance

|                      |                           |
|----------------------|---------------------------|
| Property ID          | 82617331                  |
| Living Space         | ca. 246 m²                |
| Rooms                | 8                         |
| Bedrooms             | 4                         |
| Bathrooms            | 4                         |
| Year of construction | 1920                      |
| Type of parking      | 1 x Outdoor parking space |

|                               |               |
|-------------------------------|---------------|
| Purchase Price                | 3.500.000 EUR |
| Total Space                   | ca. 246 m²    |
| Modernisation / Refurbishment | 2020          |
| Equipment                     | Swimming pool |

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## Energy Data

|                                |             |
|--------------------------------|-------------|
| Energy certificate valid until | 02.01.2030  |
| Power Source                   | Geo Thermal |

|                                                      |                                |
|------------------------------------------------------|--------------------------------|
| Energy Certificate                                   | Energy consumption certificate |
| Final energy consumption                             | 257 kWh/m²a                    |
| Energy efficiency class                              | E                              |
| Year of construction according to energy certificate | 1920                           |

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## A first impression

Magnificent artist's house situated in the "Basse Californie" area, only a few minutes from the Croisette in Cannes. This historical villa was built in the 1920's and has been entirely renovated in a Baroque Chic style. It offers a spacious living room including a real zinc bar, a TV lounge, a fully equipped kitchen and four en suite bedrooms with walk in closets and a laundry room. The garden comprises large terraces, a heated swimming pool with a poolhouse and a summer kitchen, gym. Outdoor parking for 2/3 cars. This villa is undeniably unique in its style and will seduce you with its great location close to everything but still in a peaceful area. Estimated annual energy expenditure for standard use: between €3123 and €3804 (subscriptions included). Energy price reference date to establish this estimate: 01/01/2021. 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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