

Théoule-sur-Mer – Provence-Alpes-Cote d'Azur

## Spectacular views near Cannes

*Property ID: 82493936*



**PURCHASE PRICE: 4.950.000 EUR • LIVING SPACE: ca. 360 m<sup>2</sup> • ROOMS: 9**

Property ID: 82493936 - 06590 Théoule-sur-Mer – Provence-Alpes-Cote d'Azur

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## At a glance

|              |            |                                  |                                    |
|--------------|------------|----------------------------------|------------------------------------|
| Property ID  | 82493936   | Purchase Price                   | 4.950.000 EUR                      |
| Living Space | ca. 360 m² | Total Space                      | ca. 360 m²                         |
| Rooms        | 9          | Modernisation /<br>Refurbishment | 2005                               |
|              |            | Condition of<br>property         | Well-maintained                    |
|              |            | Equipment                        | Swimming pool,<br>Sauna, Fireplace |

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## Energy Data

|                 |                 |
|-----------------|-----------------|
| Type of heating | Central heating |
| Power Source    | Oil             |

|                          |                                |
|--------------------------|--------------------------------|
| Energy Certificate       | Energy consumption certificate |
| Final energy consumption | 139 kWh/m²a                    |
| Energy efficiency class  | C                              |

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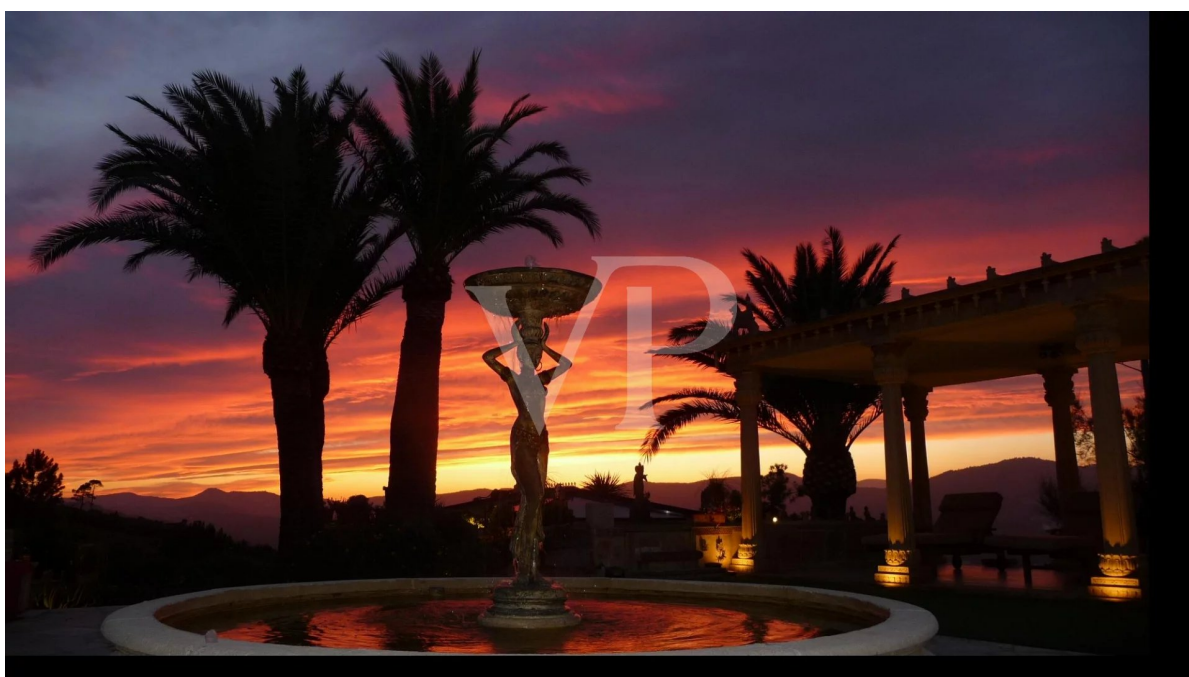
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## A first impression

Splendid architect-designed villa, benefiting from a triple exposure, at the top of the prestigious domain of Théoule benefiting from a unique 270° panorama over the bay of Cannes, the Lérins islands, the snow-capped Alps, the Estérel - a spectacle permanent. With a living area of 360m<sup>2</sup>, the villa is composed as follows: On the ground floor : - An entrance hall, - A large living room of 70m<sup>2</sup>, - A kitchen, - A desk, - "Guest" toilets, - A very large bedroom of 50m<sup>2</sup>, en suite, divisible in two, - Two covered terraces, to the East and to the South. Upstairs in the tower: - A master bedroom en suite with a private terrace On the ground floor: - A bedroom, a bathroom/WC - An independent apartment with a living room, a kitchen, a bedroom, a bathroom/WC, - A large stylish room containing an 8x4m indoor swimming pool with heated mobile bottom with counter-current swimming, a 6-seater hammam, an additional en-suite bedroom. Steeped in history and different cultures inside and out, this villa stands out for its originality. Two exotic gardens over 2,738m<sup>2</sup> reminiscent of the style of Bali are a true haven of peace offering a dozen fountains, waterfalls and terraces, on the edge of an unbuildable zone. A barbecue area, a 14x5m heated outdoor swimming pool and a garage complete the package. Tennis court 100 meters away, maintained by the estate. 5 mins. shops and 3 min. beaches. 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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