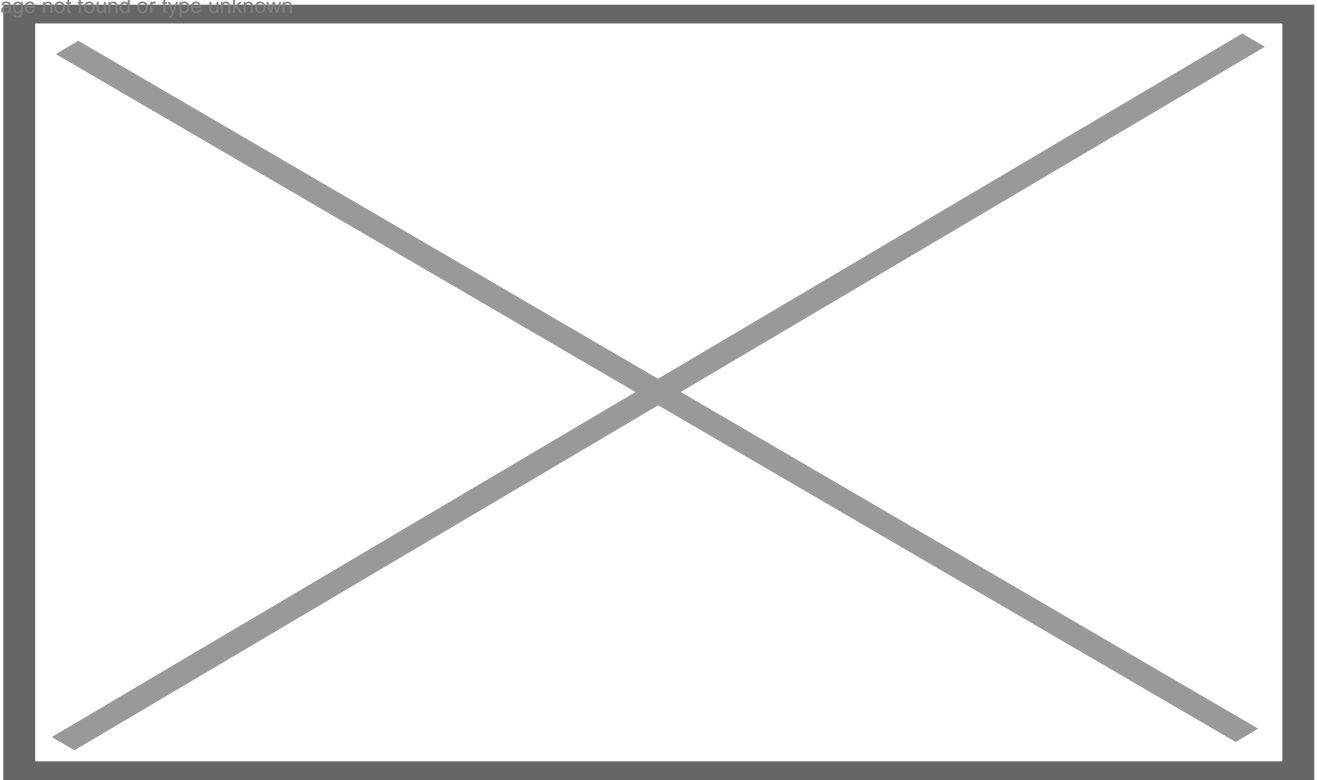


Cannes – Provence-Alpes-Cote d'Azur

# Unique Artist's Villa in Cannes

Property ID: 82617331

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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

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

## At a glance

Property ID	82617331	Purchase Price	3.500.000 EUR
Living Space	ca. 246 m <sup>2</sup>	Total Space	ca. 246 m <sup>2</sup>
Rooms	8	Modernisation / Refurbishment	2020
Bedrooms	4	Equipment	Swimming pool
Bathrooms	4		
Year of construction	1920		
Type of parking	1 x Outdoor parking space		

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## Energy Data

Energy certificate valid until	02.01.2030	Energy Certificate	Energy consumption certificate
Power Source	Geo Thermal	Final energy consumption	257 kWh/m²a
		Energy efficiency class	E
		Year of construction according to energy certificate	1920

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## The property

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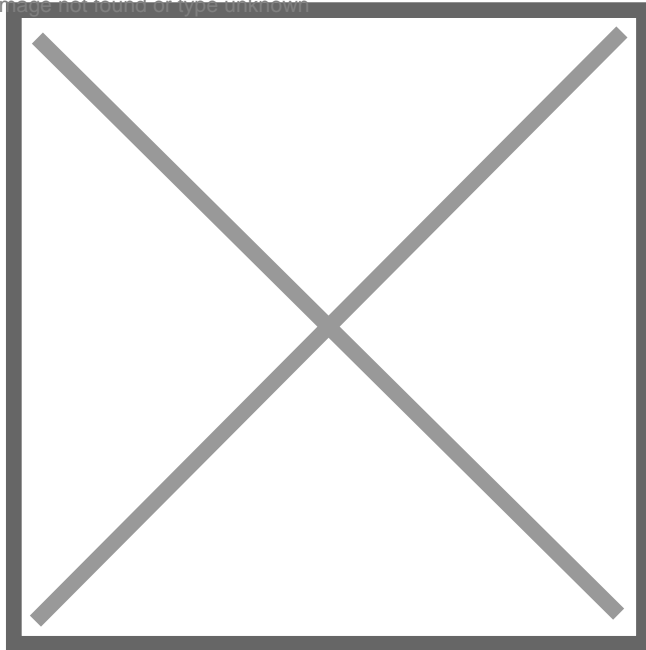
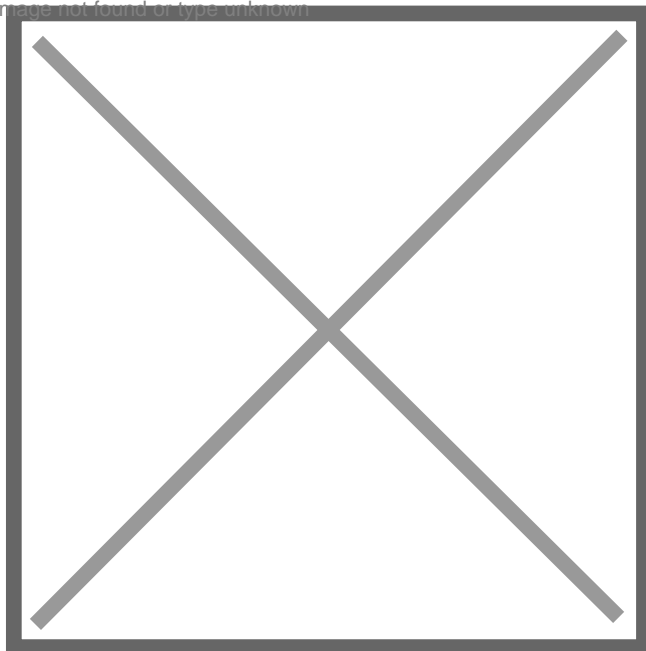


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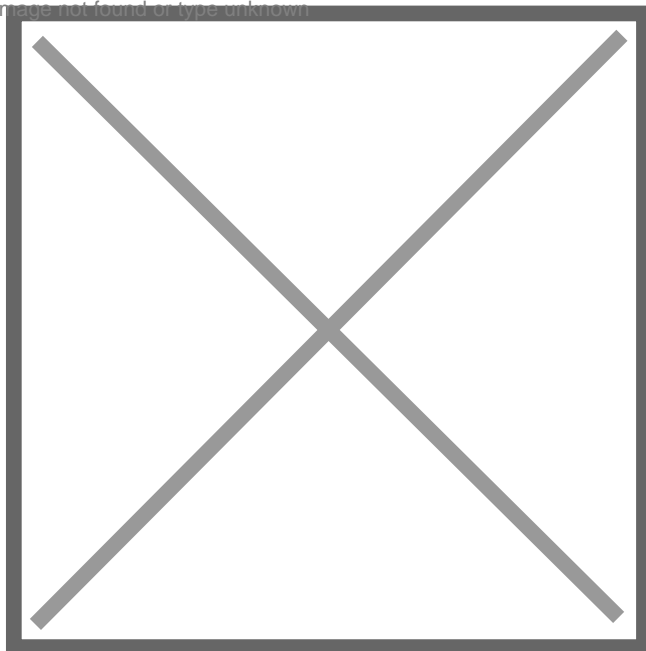
Property ID: 82617331 - 06400 Cannes – Provence-Alpes-Cote d'Azur

## The property

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

## 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)

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

## Contact partner

For further information, please contact your contact person:

Martina Aniansson & Marc Sebastian Aniansson

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*To Disclaimer of von Poll Immobilien GmbH*

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