

Cannes - Provence-Alpes-Cote d'Azur

# Exceptional Villa - 10-Minute Walk to the Palais des Festivals

*Property ID: 86601630*



**PURCHASE PRICE: 5.900.000 EUR • ROOMS: 18 • LAND AREA: 1.520 m<sup>2</sup>**

**Property ID: 86601630 - 06400 Cannes - Provence-Alpes-Cote d'Azur**

- **At a glance**
- **The property**
- **Energy Data**
- **A first impression**
- **Contact partner**

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## At a glance

<b>Property ID</b>	<b>86601630</b>	<b>Purchase Price</b>	<b>5.900.000 EUR</b>
<b>Rooms</b>	<b>18</b>	<b>House</b>	<b>Villa</b>
<b>Year of construction</b>	<b>1920</b>	<b>Total Space</b>	<b>ca. 580 m<sup>2</sup></b>
<b>Type of parking</b>	<b>1 x Car port</b>	<b>Condition of property</b>	<b>Like new</b>
		<b>Equipment</b>	<b>Swimming pool, Sauna</b>

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## Energy Data

Energy certificate valid until	11.02.2035	Energy Certificate	Energy consumption certificate
		Final energy consumption	145 kWh/m <sup>2</sup> a
		Energy efficiency class	C
		Year of construction according to energy certificate	1920

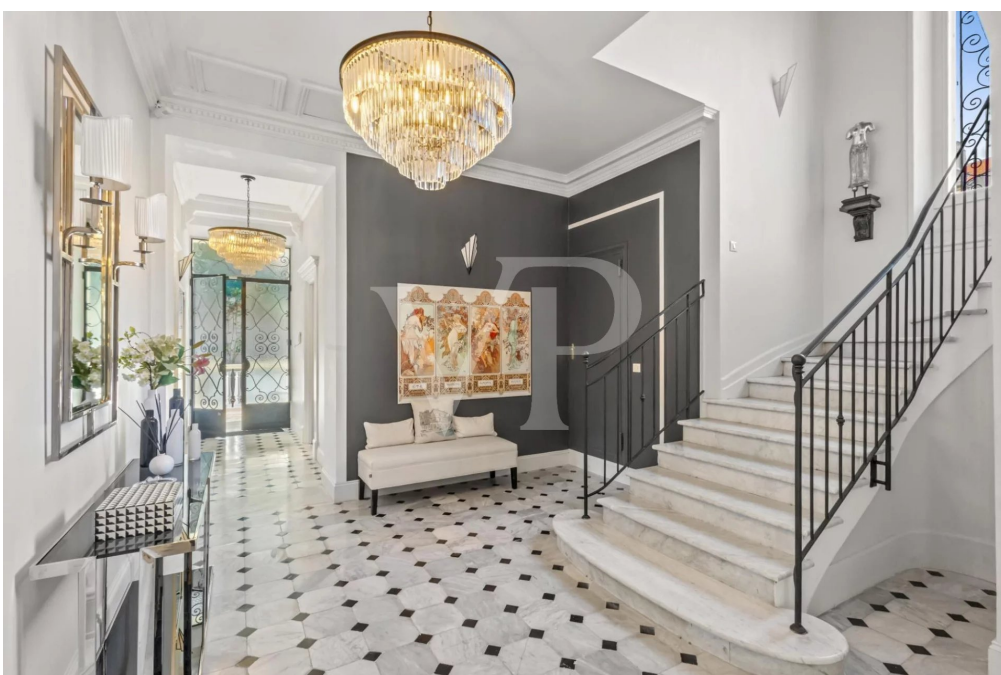
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## The property



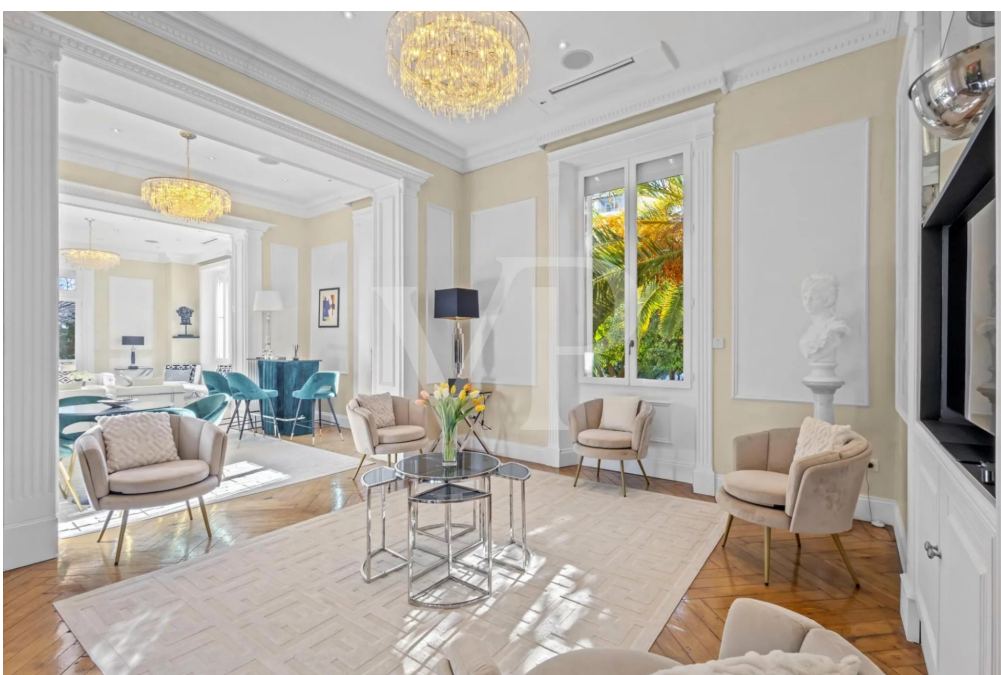
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## The property



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## **A first impression**

Set within a coveted residential area, this exceptional property enjoys a prime location just a ten minute walk from the Palais des Festivals and the Croisette. A truly rare address, ideally suited to international events, offering seamless logistics for high profile groups and distinguished delegations.

The villa offers approximately 580 sqm of refined living space, set on a secure and beautifully landscaped plot. It features ten generously proportioned double bedrooms, designed to meet the highest standards of comfort and discretion. The interiors are enhanced by a fully equipped cinema and conference room for professional use, as well as a private fitness room and sauna.

The outdoor areas have been thoughtfully designed for both entertaining and relaxation, with a heated 12.5 metre swimming pool, a pool house and expansive reception terraces. A rare opportunity in Cannes, combining a central location, substantial accommodation capacity and premium amenities.

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## Contact partner

**For further information, please contact your contact person:**

**Martina Aniansson & Marc Sebastian Aniansson**

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