

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 m² • ROOMS: 9

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

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

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

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 / Refurbishment	2005
		Condition of property	Well-maintained
		Equipment	Swimming pool, Sauna, Fireplace

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

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

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

The property



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

The property



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

The property



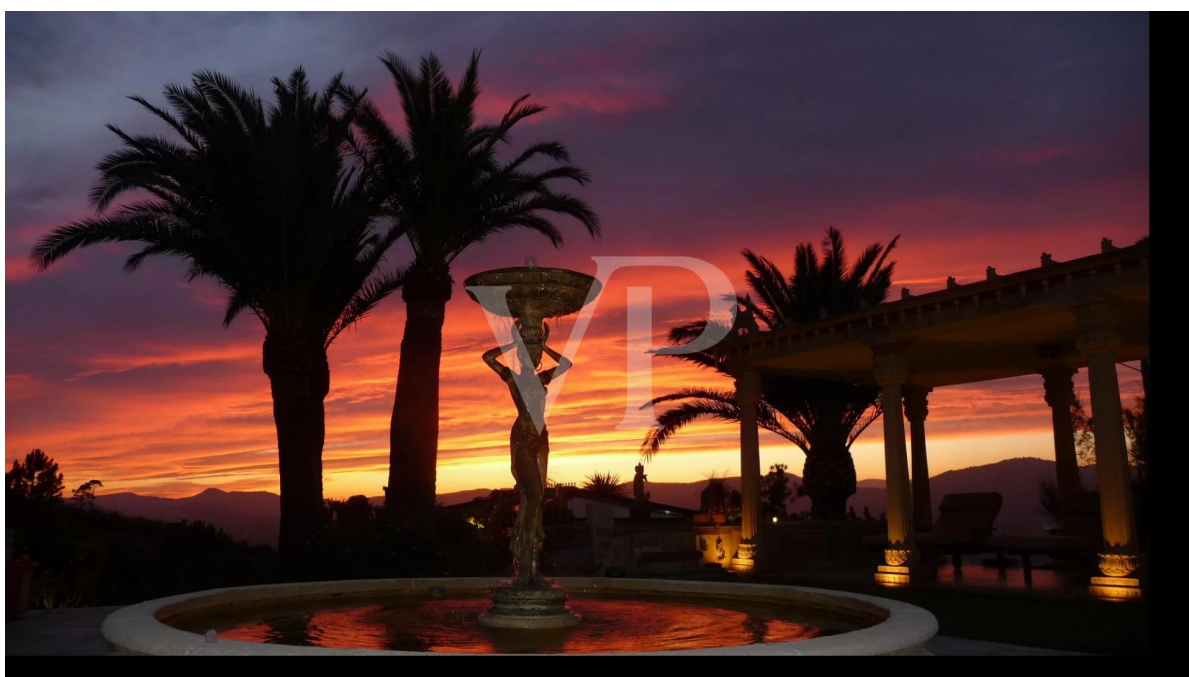
Property ID: 82493936 - 06590 Théoule-sur-Mer – Provence-Alpes-Cote d'Azur

The property



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

The property



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

The property



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

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 360m², the villa is composed as follows: On the ground floor : - An entrance hall, - A large living room of 70m², - A kitchen, - A desk, - "Guest" toilets, - A very large bedroom of 50m², 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 2,738m² 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

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

Contact partner

For further information, please contact your contact person:

Martina Aniansson & Marc Sebastian Aniansson

76 Boulevard de la Croisette, 06400 Cannes

Tel.: +33 4 93 - 49 56 40

E-Mail: frenchriviera@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com