



## A STUNNING CONTEMPORARY VILLA WITH PANORAMIC SEA VIEWS, PERCHED ON THE HILLS OF MANDELIEU



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PROPERTY FACT FILE	
REFERENCE	A26676JTO06
PRICE	€ 1,385,000 £ 1,149,453* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	260 m <sup>2</sup>
LAND	2561 m <sup>2</sup>
TOWN	Mandelieu-la-Napoule
DEPARTMENT	Alpes_Maritimes
LOCATION	Coastal
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Panoramic 270° views
- Swimming pool
- Large 6/7 car garage
- Possibility to extend
- Walking distance to local amenities

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This sleek, contemporary Californienne-style villa has a spectacular panoramic 270-degree view that stretches from the Massif de l'Estérel, all across the Bay of Cannes and the Lérins Islands, along the snowcapped French alps and all the way up to Grasse. It is also equipped with a huge garage (92m<sup>2</sup>), making it ideal for classic car

## DESCRIPTIF

The villa possesses an extraordinary degree of expansion/addition/construction flexibility, which is quite rare given that Côte d'Azur building/expansion permits are becoming increasingly difficult to obtain.

It measures in at 260 m<sup>2</sup> of interior space with a total of 113 m<sup>2</sup> of terraces (48 m<sup>2</sup> on the top floor and 65 m<sup>2</sup> on the ground floor). The villa sits on 2561 m<sup>2</sup> of sloped land that is landscaped into three wide terraces, making the garden very usable.

The top floor is currently used as the living space, with living room (49m<sup>2</sup>) dining room / kitchen (24m<sup>2</sup>), 3 bedrooms (17m<sup>2</sup>, 14m<sup>2</sup> and 14m<sup>2</sup>) and 2 bathrooms (as well as 48 m<sup>2</sup> of terrace). The open plan main living area is equipped with breakaway sliding doors on two sides and opens on to the vast terrace, maximising natural light and blurring the distinction between "inside" and "outside". There is also a separate laundry room (10 m<sup>2</sup>) behind the villa with its own independent entrance.

The whole of the bottom floor is effectively the garage which can accommodate 6 or possibly even 7 cars depending on the configuration. The villa was designed and constructed from the beginning for the garage to be transformed into liveable surface area and is already equipped with 12 windows, an office, a toilet, a shower, radiators, as well as 65 m<sup>2</sup> of terrace (also with sea views). This garage level affords the new owner the ultimate flexibility because it can be easily and inexpensively converted into liveable space (eith

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A26676JTO06>

COMPLETE FILE AND PHOTO ON REQUEST

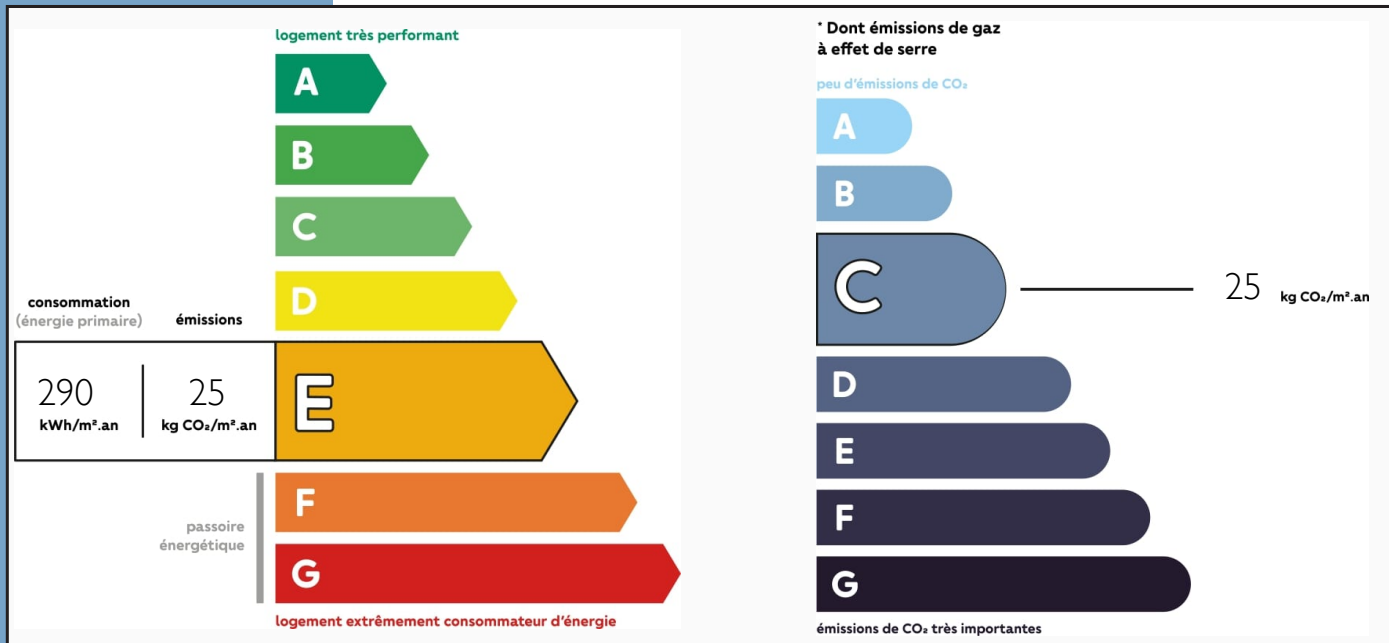


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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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