

ELEGANT PROVENÇAL ESTATE WITH PANORAMIC SEA AND LAKE VIEWS, GUEST HOUSES, POOL & TENNIS COURT – CABRIS

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PROPERTY FACT FILE

REFERENCE	A41118JTO06
PRICE	€ 2,850,000 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	5
ACCOMMODATION	375 m²
LAND	25600 m²
TOWN	Cabris
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change



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- Original Bastide with guest house and annexes
- Panoramic sea and lake views
- Heated swimming pool
- Tennis court
- 450 olive trees

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An exceptional property just a short walk from the charming village of Cabris, offering panoramic views across the Bay of Cannes, the Estérel mountains, and Lake Saint-Cassien.

Set in more than 2.5 hectares of terraced olive groves, this beautifully

DESCRIPTION

Nestled among ancient olive groves above the Côte d'Azur, this exquisite estate combines timeless Provençal character with contemporary comfort. Offering breathtaking panoramic views stretching from the Bay of Cannes and the Lérins Islands to the Estérel Mountains and Lake Saint-Cassien, this is a property of rare beauty and authenticity.

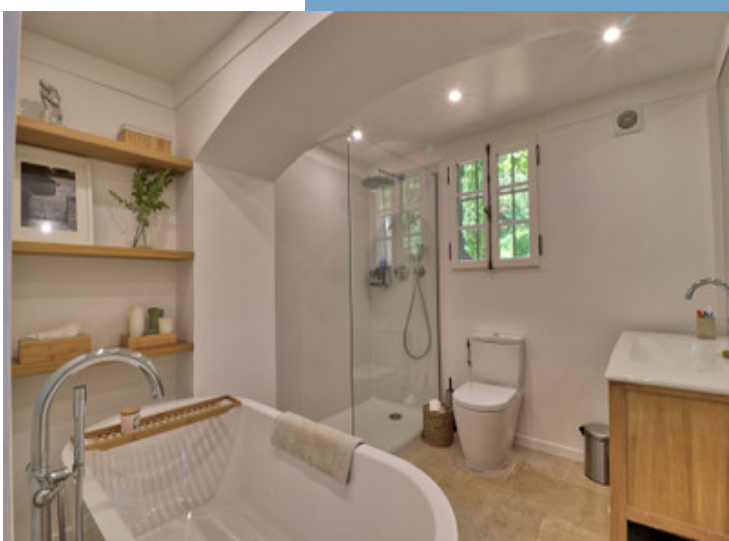


Set within more than 25,000 sqm of terraced gardens planted with 450 olive trees, the bastide and its guest residences provide approximately 375 sqm of refined living space. The beautifully restored five-bedroom stone-built main house exudes charm and elegance, while the four-bedroom guest house and separate annex with a large office and recreation room ensure ample space for family and friends.

Outdoors, leisure and relaxation take centre stage. A magnificent heated swimming pool (14.5 m × 7 m) is framed by sun terraces and a shaded lounge area, while a private tennis court invites you to enjoy the Provençal sunshine in style.

The property also offers a double garage, an olive-harvesting building, two wells, and several additional outbuildings — as well as further development potential for those seeking to expand or personalise their Provençal retreat.

Perfectly located, the estate lies just a short walk from the picturesque village of Cabris, with its charming cafés, restaurants, and daily essentials. Cannes, Sophia Antipolis, and the coast are only 20 km away, and Nice Côte d'Azur Airport can be reached in under 45 minu...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41118JTO06

COMPLETE FILE AND PHOTO ON REQUEST

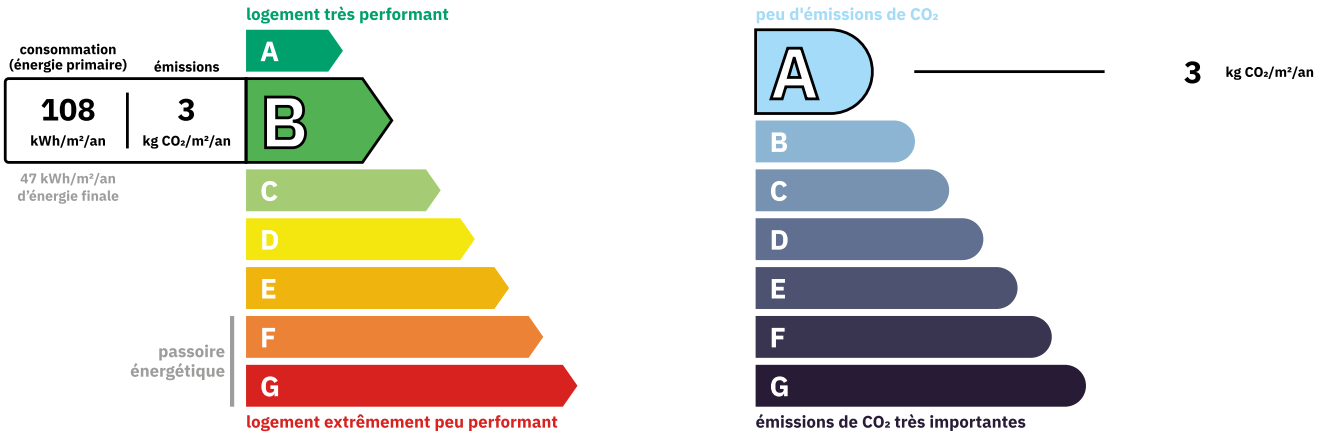
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1410 € and 1950€ for 2022

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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