

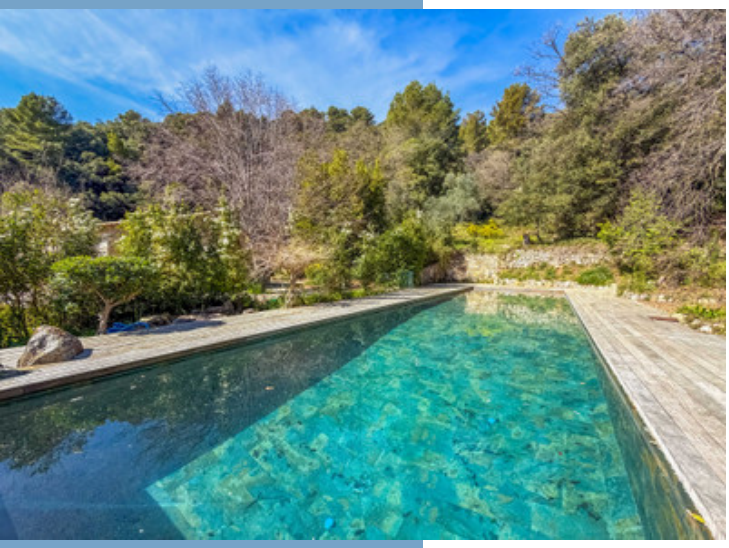
SUPERB RENOVATED STONE VILLA + HUGE BALI POOL+SEA GLIMPSE+ CANNES AREA+1.6 ACRES OF FOREST AND ITS BIRDSONG

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A43277NEM06
PRICE	€ 1,990,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	300 m²
LAND	16996 m²
TOWN	Le Tignet
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

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





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- Exceptional hill and sea view
- Bright and sunny thanks to full southern exposure
- Piece of haven on a huge plot of forest and calm
- High-end finishes – new condition
- Complete renovation of a natural stone mansion

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Just 40 minutes from Nice Côte d'Azur Airport, this fully renovated stone house is set within a 1.6-hectare wooded estate, offering peace, privacy, and security. From the entrance, a private driveway lined with lanterns leads to the main villa, gradually revealing its imposing presence.



DESCRIPTION

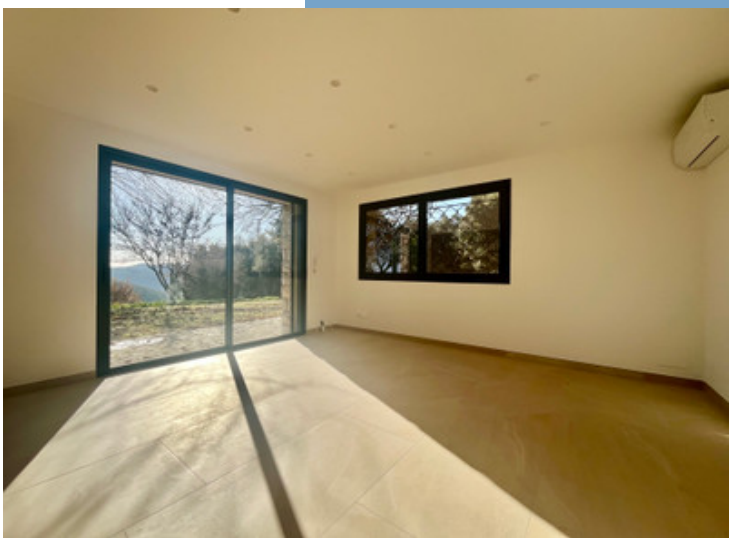
A rare gem in the hills behind Cannes, offering charm, authenticity, and exceptional views of the surrounding hills and the Mediterranean Sea. Just 40 minutes from Nice Côte d'Azur Airport, this fully renovated stone house is set within a private wooded estate of approximately 1.6 hectares, providing absolute calm, complete privacy, and a secure living environment. From the entrance, fully enclosed and secured, a private driveway lined with illuminated lanterns winds through the landscaped park and leads to the main villa. The arrival is both intimate and spectacular, gradually revealing a commanding residence perfectly integrated into its natural surroundings.



Built in 1985 and fully renovated in 2025, the villa offers approximately 300 m² of living space. Its stone architecture combines traditional charm with modern comfort, creating a warm and elegant living environment.

From the main living areas, the panoramic views of the surrounding hills are simply exceptional, with a glimpse of the Mediterranean on the horizon. Natural light floods the entire home, highlighting the noble materials and the high-quality recent renovations.

The reception areas, totaling approximately 83 m², are designed to host family and friends with elegance and comfort. Large bay windows allow a seamless connection to the terraces and surrounding nature, creating perfect harmony between indoors and outdoors. These spaces also offer the new owner the possibility to project their own vision an...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43277NEM06

COMPLETE FILE AND PHOTO ON REQUEST

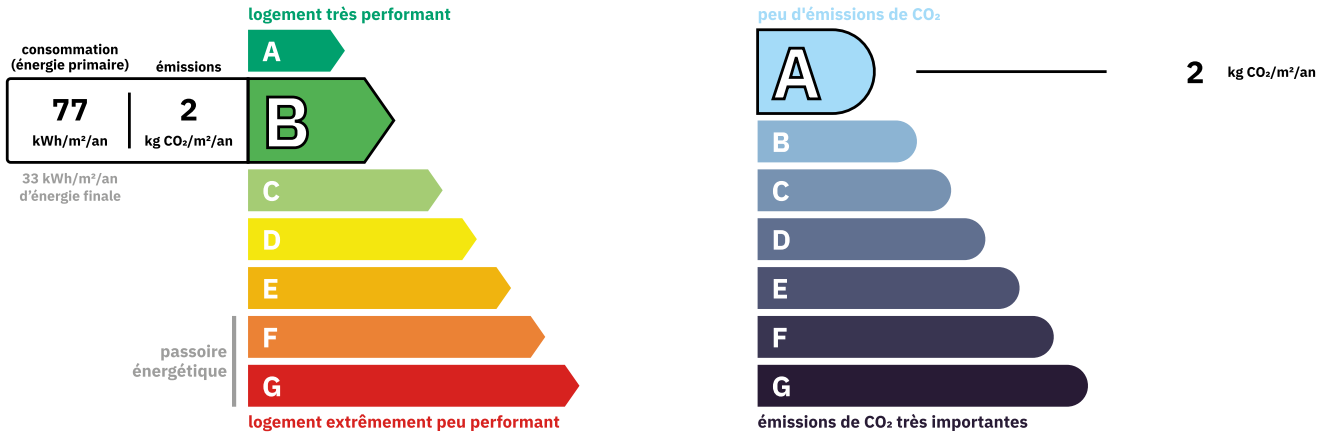
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1510 € and 2090€ for 2023

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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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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