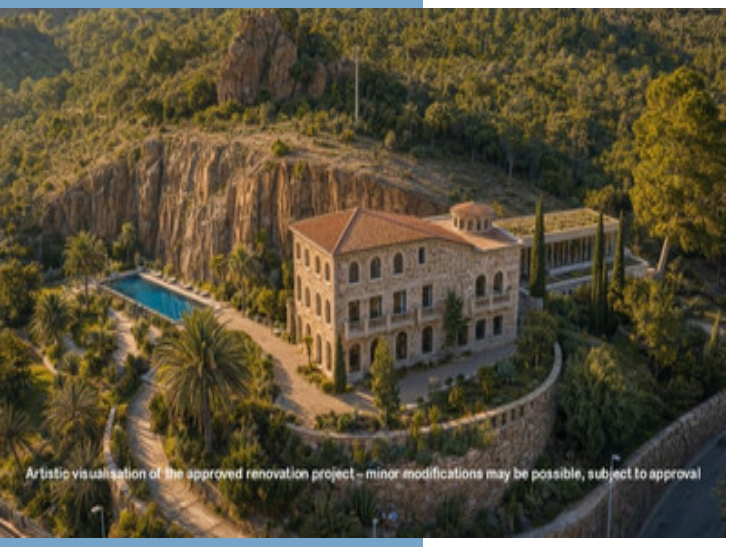


THÉOULE-SUR-MER, CÔTE D'AZUR: HISTORIC ESTATE WITH APPROVED 1,500 M² PRIVATE RESIDENCE AND PANORAMIC SEA VIEWS

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THÉOULE-SUR-MER, CÔTE D'AZUR: HISTORIC ESTATE WITH APPROVED 1,500 M² PRIVATE RESIDENCE AND PANORA...

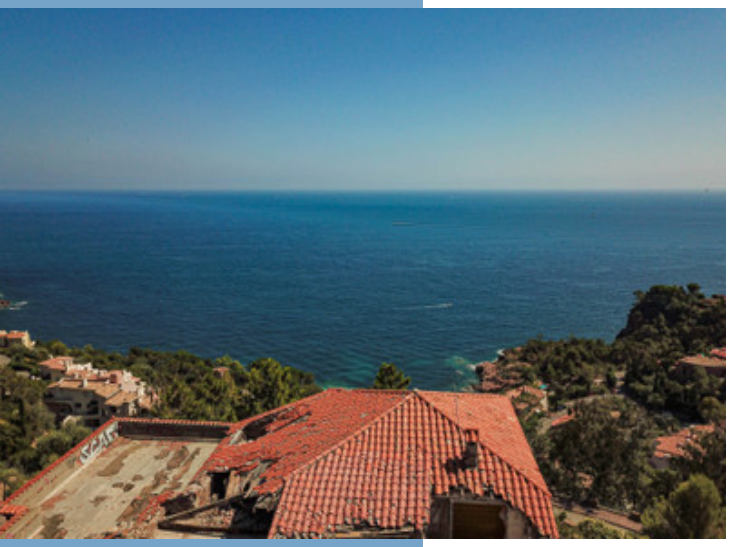




PROPERTY FACT FILE

REFERENCE	A46007RNW06
PRICE	€ 8,500,000 £ 0* *agency fees to be paid by the seller
BEDROOM	0
BATHROOM	0
ACCOMMODATION	1500 m²
LAND	8378 m²
TOWN	Théoule-sur-Mer
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Maître
CONDITION	To be renovated
FEATURES	Swimming Pool, Private parking, Detached

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





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- Panoramic Mediterranean and Estérel views
- Approved 1,500 m² private-residence project
- 8,378 m² of private land
- Architect available to guide the future owner
- Historic hotel-restaurant, two Michelin stars

THÉOULE-SUR-MER, CÔTE D'AZUR: HISTORIC ESTATE WITH APPROVED 1,500 M² PRIVATE RESIDENCE AND PANORA...

Ref : A46007RNW06

In Théoule-sur-Mer, overlooking the Bay of Cannes, Propriété Guerguy occupies 8,378 m² in a spectacular Côte d'Azur setting, with panoramic views over the Mediterranean and the Estérel.

The existing buildings require complete rehabilitation. An approved



DESCRIPTION

At Théoule-sur-Mer, overlooking the Bay of Cannes, where the red rocks of the Massif de l'Estérel descend towards the Mediterranean, Propriété Guerguy occupies an extraordinary position on the Côte d'Azur. Its combination of history, landscape, architectural potential and approved development rights would be exceptionally difficult to recreate today.

From its elevated setting, the panorama opens across the Mediterranean, the coastline and the wooded hills of the Estérel. Here, sea, sky and mountains combine to create an almost theatrical sense of place, with the surrounding landscape becoming an integral part of the property's architectural identity.



THE PROPERTY AND ITS SETTING

Propriété Guerguy comprises 8,378 m² of private land. Immediately behind it lie more than 12 hectares of additional non-buildable woodland, separately owned and not included in the sale. This adjoining natural landscape considerably enhances the property's visual setting and its sense of openness.

The existing buildings, once home to a celebrated hotel and restaurant, are in a state requiring comprehensive rehabilitation. Their transformation offers an opportunity to reconcile the property's architectural heritage with the expectations of contemporary private residential living.

The lead image and other architectural visualisations illustrate the approved renovation project. They do not represent the property's present condition.

AN APPROVED PROJECT FOR A SINGLE PRIVATE RESIDENCE

An ap...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46007RNW06

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/

DPE not required.

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

Réf :A46007RNW06

FILE COMPLETE AND PHOTOS ON REQUEST

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