

Price on request

Buying villa

Surface : 210 m²

Surface of the living : 29 m²

Surface of the land : 1990 m²

Year of construction : 1973

Exposition : Est ouest

View : Dégagée

Hot water : Electrique

Inner condition : A moderniser

Couverture : tiles

Features :

Cheminée, double glazing, Laundry room,
Automatic gate, calm

5 bedroom

2 terraces

4 showers

5 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

15/08/2025 - Prix T.T.C



Villa 2766 Cannes

LA ROQUETTE-SUR-SIAGNE, bordering Cannes — Panoramic views, absolute peace and quiet Nestled in a tranquil, lush green setting, this detached villa of approximately 210 m² stands out for its generous volumes, independent apartments, and panoramic views over the surrounding hills. Set on terraced grounds of 1,990 m², beautifully planted with majestic olive trees, fruit trees, and a vegetable garden, the property also features an active well and a registered garden shed. It offers a peaceful living environment, just minutes from all amenities. The main living area, on one level, comprises a bright living room with fireplace opening onto a veranda facing the surrounding nature, a separate kitchen, two large bedrooms with fitted wardrobes, a shower room, and a separate WC. On the garden level: a west-facing independent studio of approximately 25 m², currently rented with an excellent return, a large utility room that can be converted, as well as a second apartment with independent access and a garage. Additionally, there is a separate 46 m² two-bedroom apartment, ideal for rental income or hosting family and friends, along with an 18 m² workshop and a large, usable crawl space of over 65 m². Technical features: air-to-water heat pump installed in 2023, roof completely

