



HOFBORG PROPERTIES

Sale villa Cannes

Price on demand



Modern property with pool and sea view, 5 min drive to the sea

Contemporain villa located in Cannes, Croix des Gardes, in a quiet and residential area. The villa is only 10 minutes by car to Cannes centre and 5 minutes to the beach.

First Floor

- Bedroom 1: King bed (1x180cm) with terrace access, sea view and en suite bathroom with bath, shower, WC and washbasin.
- Bedroom 2 (Master) : 70m2 suite with King bed, sofa, flat screen television and dvd player, access to two private terraces, sea view, en suite bathroom with bath, shower, 2 washbasins and WC.

Ground floor -

- Bedroom 3/Office: with King sofa bed (180cm), television, desk, computer and printer, private terrace, sea view, en suite bathroom with shower, WC and washbasin.
- Separate guest WC
- Kitchen: fully equipped with a double fridge with ice machine, microwave, Nespresso machine and breakfast table.
- Dining room with table and seating for 10 people
- Living room with two sofas, fireplace, television and terrace access

Level -1 -

- Separate apartment with two bedrooms :

Bedroom 4 : King size bed (1x180cm) access to terrace and pool.

Bedroom 5 : Two twin beds (2x90cm) with access to terrace and pool.

- Bathroom with bath, shower, WC
- Living room with American kitchen, dining area and sofa with television.
- Laundry room with extra double bed and baby crib

Exterior :

- Swimming pool 11mx5m (not heated),
- 100m2 of garden
- Multiple terraces, included one that is covered
- Live-in housekeeper (in private apartment on the

property)

Included/Facilities:

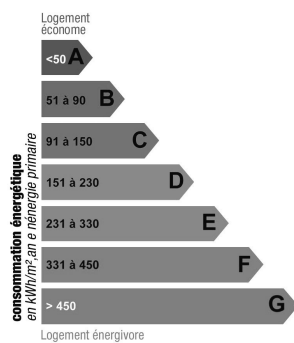
- Free and unlimited WiFi
- Fully Air Conditioned throughout
- Outdoor parking for 2 vehicles
- Alarm system with video surveillance

Ref. FTB

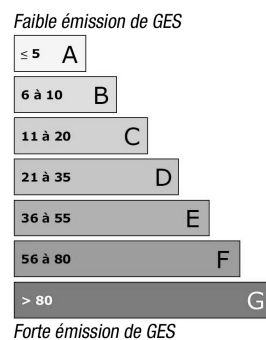
Detail

House style	Contemporain	Orientation	South , West
Living surface	380 sqm	Swimming-pool	Oui
Number of persons	10	Heating type	air conditioning
Gadren surface	2400 sqm	Air conditioning	Oui
Year of construction	-	Internet	Oui
Number of bedrooms	5	Alarm	Oui
Number of double bed	5	Safety box	Oui
Number of simple bed	-	Garage	Oui
Number of bathrooms	5	Parking	Oui
Number of shower-rooms	-	Dependences	Non
Floor	3	Distance to the sea	2000 m
Nimber of floors	3		

Energy consumption



Unit : kWhEP/sqm.year



Unit : kgeqCO2/sqm.year

Photos



