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Magnificent Architect Villa w/Views

2 575 000 € [Gebühren an den Verkäufer]

- Referenz : AF26969
- Zimmeranzahl : 13
- Schlafzimmeranzahl : 5
- Wohnfläche : 350 m²
- Grundstücksfläche : 3 033 m²
- Grundsteuer : 3 564 €



In a quiet location 10 mins from the beach between Cannes and Nice Côte d'Azur is this majestic and resolutely contemporary 350m² architect-designed villa proposing five bedrooms, an immense living space and kitchen, larder, two bathrooms, two toilets, a study, double garage, a terrace, swimming pool and 3000m² of fenced land with trees.

This prime location is peaceful and with a breathtaking 180° view from a dominant position.

A few steps after the automated entrance gate are the parking spaces, 42m² double garage and the main first floor entrance of the villa.

First floor:

Here a sentiment of purity, nature and space overwhelms with the superb 20m² entrance hall where natural light dominates and opposite the supersized layered double glazed windows offering a sweep of the Mediterranean landscape. To the left a door leads to the garage.

An 8m² corridor leads to:

- on your left, in continuation, a 13m² bedroom, a 14m² bedroom with washroom and the 35m² master bedroom. All the bedrooms open to the immense wooden terrace and a 180° view towards the Alps, magnificent when snow-topped, the Sea in the near distance and the magic of the Côte d'Azur
- To the right is an 8m² bathroom and a toilet.

Second floor

A staircase in the entrance hall leads down to perhaps the most impressive space of the villa, the main living areas and kitchen totalling 150m². Four distinct spaces are to be discovered.

- opposite the stairs and to the right is the sitting area embellished with a standing Stovax Double Combustion wood burner. The kitchen has a central workspace with superb cooker hob with extraction, creating a splendid space for entertaining and taking amuse-bouches before the main meal, preparing close by. The 17m² larder is perfect for storage and the dining area opens to the terrace poolside. This floor also has patio sliding doors.

- to the left of the stairs is a second study space as well as a small sitting room or boudoir, a storage space, some hanging storage space and a toilet. Just next and to the right is a small 4m² corridor :

- To the right is a 12m² bedroom with washroom and a 17m² bedroom which communicates with another 9m² space which could serve as walk-in wardrobe. A door means this part of the house may have privacy.

- the small corridor leads to the living room and on the right, a second bathroom.

You will adore spending time and entertaining on the magnificent pool terrace.

The exterior wooden terrace borders the entire facade of the villa whilst the rear is laid with stone comprising a paved alleyway and bordered by a supporting wall made from cut stone from the region. A workshop and 6m² pool house is attached to the house. The 3000m² garden is planted with exotic and fruit trees and there is a rock garden. There is an automated watering system.

Nothing has been left to chance from the conception of the design to the interior fittings with also quality materials used throughout. Impeccable taste and care leaves this exceptional villa in a brand new state.

The roof terrace has a concrete base and is covered in a vegetated roof system with Wastodrain planks of 8 different varieties laid on geotextile membrane and 80mm polystyrene insulation panels. This is then laid on several layers of green Calendrite and Soprema. Construction is traditional with a crawl space above the foundations and cellular concrete bases.

Windows are double glazed with broken bridge thermal and gas insulation. There is a De Dietrich 35kw gas condensation heating system with a 150 litre tank for main comfort as well as the wood burner and electric radiators in certain rooms. The house is air-conditioned. All windows have Somfy automated roller shutters and sunshades with a general switch. The terrace is made of exotic wood, Cumaru (1070kg/m³), for extreme resistance, class 4.

The "Whaterair" 5.5x10m pool has a liner, is chlorine treated and heated by a heat pump system.

The property is connected to the sewage mains.

You, your friends and family, will take much pleasure from this property all year round and is almost unique in this sought-after sector. Between 5-8 mins from all commerce including hyper market and primary and secondary schools.

You will be just 15 mins from Nice-Côte-d'Azur airport, 30 mins from the port of Nice and departures for Corsica, 35 mins from Cannes, 45 mins from Monaco, 50 mins from Vintimille in Italy, 1h from San Remo in Italy, 1h30 from St. Tropez and from skiing in Auron.

ENERGIEVERBRAUCH : B (8)

TREIBHAUSGAS : B (64)