



Rare quality Belle Epoque villa in the heart of Cannes.

Reference No: 2346

Price Euros: 2,250,000

Area: Cannes

Town: Cannes

Department: Alpes Maritimes

Bedrooms: 5

Land Size m2: 964

Habitable space m2: 234

Full Description: This superb 5-bedroom Belle Epoque villa, built in 1928, is in a prime location just 5 mins walk from the famous Croisette seaside boulevard in Cannes. It is south facing and in excellent condition with many period features: original marble floors, antique marble fireplaces, parquet floors, old wooden plank floors, and original decorative plaster friezes on the outside walls.

Location:

- 5 mins walk from the famous Martinez Hotel and the seaside Boulevard de la Croisette with its beaches, cafés and restaurants.
- 20 mins walk from the Palais des Festivals (Cannes Film Festival, MIDEM, MIP-TV, MIPCOM, World Tax Free Show, MIP-IM Property Show & other major events year-round).
- 5 mins walk from Cannes' prime shopping street: the Rue d'Antibes, also with many cafés & restaurants. Equally close to 2 marinas (Port Pierre Canto and Cannes Old Port) and to the tennis club.
- 5 mins drive to Antibes.

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Bague, 06560, VALBONNE France - www.RHF1.com

Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

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- 15 mins drive to Nice airport.
- 1hr 20mins drive to Isola 2000, Auron, Valberg and other southern Alps ski resorts.

Accommodation :

Ground floor :

A fine lofty marble-floored entrance hall. Guests' WC and cloaks.

A spacious (40m²) light and airy lounge & dining room: south-facing, with a fine antique marble fireplace and parquet floor, high ceilings, and 2 sets of French doors out onto a large (30m²) sun terrace.

Fully equipped modern kitchen with top quality Scholtes appliances.

1st Floor : Fine antique marble stairs and wooden banisters lead up to...

A large (40m²) light and airy master bedroom suite: south-facing, with 2 fine antique marble fireplaces and rich planked flooring, built-in wardrobes, and 2 sets of French doors out onto 2 balconies. Built-in A/c. Nice views of palm trees and a grand old Provençal residence opposite. En-suite bathroom with separate shower & WC.

Bedroom II with built-in wardrobes.

WC

Access to the attic space – possibility to convert into accommodation.

Lower Ground Floor :

Bedroom III with bathroom & WC en-suite, built-in wardrobes and parquet floors.

Bedroom IV with built-in wardrobe and parquet floors.

Bathroom & WC - modern and in good condition.

Bedroom V with built-in wardrobe, parquet floors and outside access leading to the garden, pool & garage.

Laundry room, also with kitchen appliances & cupboards.

Cellar storage room.

Boiler room (town gas).

Garage: Plenty of room for a large car, plus storage space. Parking inside the garden for another 4+ cars.

Garden: A 7m x 3.5m swimming pool with patio surround.

A wonderful selection of mature Mediterranean trees and shrubs: Palm trees, olive trees, magnolia, bougainvillea, yuccas, jasmine, etc. Private and hardly overlooked.

Note: Due to its proximity to the Croisette and the Palais des Festivals this house has an impressive rental record for Cannes events: the Big Three - Film Festival, MIP-IM & MIDEM - can bring in €20-23,000 per year.

Property Features: Air conditioning, Alarm, Automatic Gates, Balcony, Broadband / ADSL, Double Glazing, Exposed stone walls - exterior, Fireplace, Large Rooms, Laundry, Letting Potential, Marble Floors, Parquet Floors, Private Garden, Private Pool, Quality Fittings, Terrace, Traditional roof with génoise, Wood Floors

Nearby Amenities: Airfield, Beaches, Forest/Parkland, Golf Course, Local Shopping, Marina, Medieval Village, Public Transport, Restaurants, Schools, Ski-ing (-2hrs), Tennis Courts, TGV - less than 1 Hour, Watersports, Weekly market

View: Chateau, Garden, Pool

Heating: Central, Gas, Radiators, Wood Burning

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