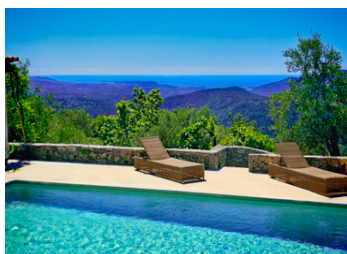


Elegant Provençal Estate with panoramic sea and lake views, guest houses, pool & tennis court – Cabris



INFORMATION

Town:	Cabris
Department:	Alpes-Maritimes
Bed:	10
Bath:	5
Floor:	375 m ²
Plot Size:	25600 m ²

IN BRIEF

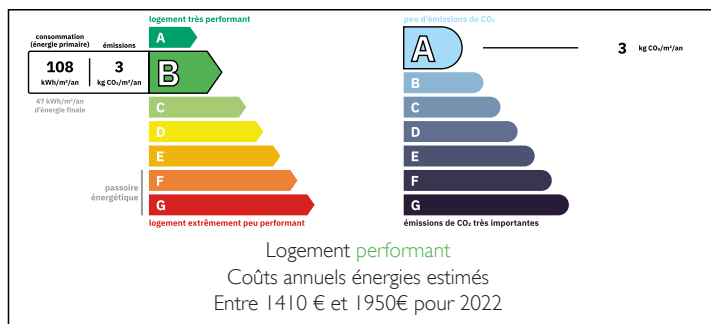
An exceptional property just a short walk from the charming village of Cabris, offering panoramic views across the Bay of Cannes, the Estérel mountains, and Lake Saint-Cassien.

Set in more than 2.5 hectares of terraced olive groves, this beautifully renovated estate combines Provençal authenticity with refined modern comfort. The 375 sqm of living space includes a five-bedroom main bastide, a four-bedroom guest house, and a separate annex with office and recreation room.

Superb outdoor amenities include a heated 14.5 × 7 m pool with lounging terraces, a private tennis court, a double garage, and several outbuildings.

Offering peace, privacy, and easy access to Cannes, Nice Airport, and international schools, this is a rare opportunity to own a Provençal haven blending elegance, serenity, and one of the Riviera's most

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Nestled among ancient olive groves above the Côte d'Azur, this exquisite estate combines timeless Provençal character with contemporary comfort. Offering breathtaking panoramic views stretching from the Bay of Cannes and the Lérins Islands to the Estérel Mountains and Lake Saint-Cassien, this is a property of rare beauty and authenticity.

Set within more than 25,000 sqm of terraced gardens planted with 450 olive trees, the bastide and its guest residences provide approximately 375 sqm of refined living space. The beautifully restored five-bedroom stone-built main house exudes charm and elegance, while the four-bedroom guest house and separate annex with a large office and recreation room ensure ample space for family and friends.

Outdoors, leisure and relaxation take centre stage. A magnificent heated swimming pool (14.5 m × 7 m) is framed by sun terraces and a shaded lounge area, while a private tennis court invites you to enjoy the Provençal sunshine in style.

The property also offers a double garage, an olive-harvesting building, two wells, and several additional outbuildings — as well as further development potential for those seeking to expand or personalise their Provençal retreat.

Perfectly located, the estate lies just a short walk from the picturesque village of Cabris, with its charming cafés, restaurants, and daily essentials. Cannes, Sophia Antipolis, and the coast are only 20 km away, and Nice Côte d'Azur Airport can be reached in under 45 minutes. Several renowned golf courses — and even alpine ski resorts — are within easy reach.

A true haven of...

LOCAL TAXES

Taxe foncière: 3640 EUR

NOTES