





## DESCRIPTION

Superb, fully renovated villa located in a private and secure estate, in a commanding position on the heights of Théoule-sur-Mer.

The property boasts breathtaking panoramic views of the sea, the Esterel Massif, and the port of Théoule.

Built on two levels, the villa offers approximately 120 sq m of living space.

The ground floor comprises a spacious double living room with a fireplace, a fully equipped kitchen, a bedroom with direct access to the terrace and swimming pool, an adjoining shower room, and a second bedroom.

Upstairs, the master suite features a private bathroom and a large balcony offering stunning views of the Mediterranean.

On the lower level, a closed garage for one car, a cellar, and a utility room complete the property.

The landscaped grounds of 1,500 sq m are meticulously maintained and offer charming relaxation areas, a separate chalet, and several parking spaces. Ideally located, the property is just 30 minutes from Cannes and the Croisette, and 45 minutes from Nice Côte d'Azur International Airport.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

|                  |           |
|------------------|-----------|
| Taxe foncière:   | 1 606 EUR |
| Taxe habitation: | EUR       |

## NOTES