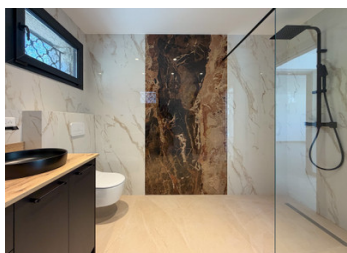


Superb renovated stone villa wh huge Bali pool+sea glimpse+ Cannes area+1.6 acres of forest and its birdsong



## INFORMATION

Town:	Le Tignet
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	300 m2
Plot Size:	16996 m2

## IN BRIEF

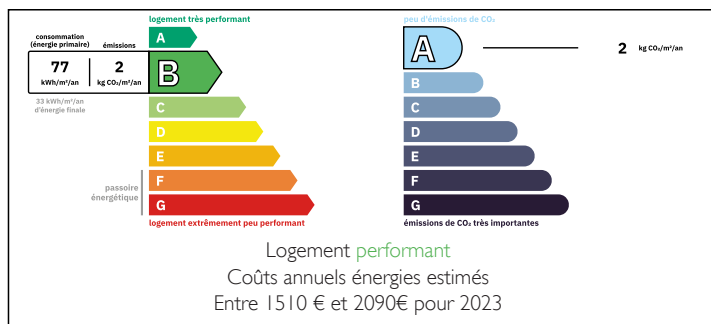
Just 40 minutes from Nice Côte d'Azur Airport, this fully renovated stone house is set within a 1.6-hectare wooded estate, offering peace, privacy, and security. From the entrance, a private driveway lined with lanterns leads to the main villa, gradually revealing its imposing presence.

Renovated in 2025, the villa offers approximately 300 m<sup>2</sup> of living space, including bright reception areas of 83 m<sup>2</sup>; it offers a thoughtfully designed layout featuring four spacious bedrooms complemented by an additional 27 sqm flexible room.

The interior design allows the future owner to personalize the space according to their tastes.

The landscaped grounds feature a 27 × 5 meter Bali stone swimming pool, terraces, and outdoor spaces to fully enjoy the Mediterranean climate. A garage and multiple parking spaces complete the property.

## 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

A rare gem in the hills behind Cannes, offering charm, authenticity, and exceptional views of the surrounding hills and the Mediterranean Sea. Just 40 minutes from Nice Côte d'Azur Airport, this fully renovated stone house is set within a private wooded estate of approximately 1.6 hectares, providing absolute calm, complete privacy, and a secure living environment. From the entrance, fully enclosed and secured, a private driveway lined with illuminated lanterns winds through the landscaped park and leads to the main villa. The arrival is both intimate and spectacular, gradually revealing a commanding residence perfectly integrated into its natural surroundings.

Built in 1985 and fully renovated in 2025, the villa offers approximately 300 m<sup>2</sup> of living space. Its stone architecture combines traditional charm with modern comfort, creating a warm and elegant living environment.

From the main living areas, the panoramic views of the surrounding hills are simply exceptional, with a glimpse of the Mediterranean on the horizon. Natural light floods the entire home, highlighting the noble materials and the high-quality recent renovations.

The reception areas, totaling approximately 83 m<sup>2</sup>, are designed to host family and friends with elegance and comfort. Large bay windows allow a seamless connection to the terraces and surrounding nature, creating perfect harmony between indoors and outdoors. These spaces also offer the new owner the possibility to project their own vision and personalize the interior design, fully embracing the villa's potential according to their tastes and lifestyle. The thoughtfully designed layout features four spacious...

## NOTES