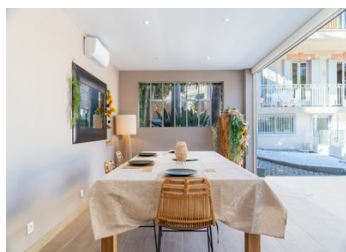


Villa 400m . 4 beds, 54 baths, 4 wc's, garage + 4 parking places. Swimming pool.



INFORMATION

Town:	Vallauris
Department:	Alpes-Maritimes
Bed:	4
Bath:	4
Floor:	400 m2
Plot Size:	1000 m2



IN BRIEF

4-BEDROOM VILLA
GOLFE-JUAN – LUXURY VILLA WITH
PANORAMIC SEA VIEWS, POOL, AND
EXCEPTIONAL AMENITIES



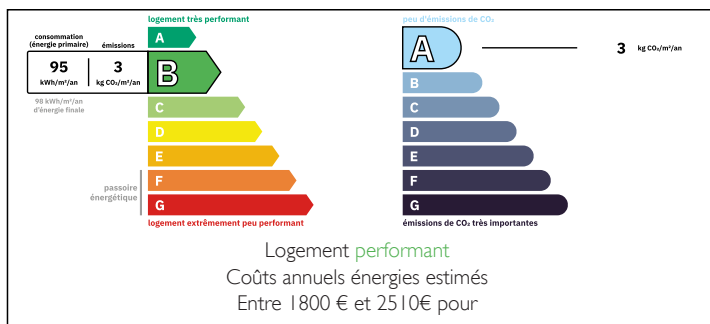
Located in the heart of Golfe-Juan, this prestigious villa of approximately 400 sq m of living space enjoys a prime location, just a few minutes' walk from the beaches and the port.



Ideally situated between Cannes and Antibes, it offers quick access to the Croisette, Sophia Antipolis, and Nice International Airport.

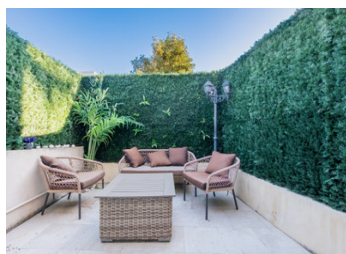
A rare property with panoramic sea views
Built on several levels, this exceptional south-facing villa impresses with its generous proportions, abundant natural light, and spectacular sea views, visible from both the living areas and the outdoor spaces.

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.



LOCAL TAXES

Taxe foncière: **6088 EUR**

NOTES

DESCRIPTION

Ground floor:

Elegant entrance hall, adjoining living and dining rooms, fully equipped separate kitchen with direct access to the terraces and landscaped garden.

First floor:

Two large bedrooms with dressing rooms, a bathroom with toilet, an additional bedroom with en-suite shower room, separate toilet.

Second floor:

Two additional bedrooms, two separate shower rooms, landing that could be used as an office or relaxation area.

Outbuildings and annexes:

Separate apartment ideal for staff or for rental income.

Annex house and several utility outbuildings.

High-end amenities

Air conditioning, heat pump heating, spa, jacuzzi, sauna, heated swimming pool, fiber optic internet, alarm system, electric gate, security door, double glazing, sliding windows, electric blinds, electric vehicle charging station, garage, and ample parking.

An ideal property

Perfect as a primary residence, a prestigious second home, or a high-end rental investment, this villa combines prime location, sea views, comfort, and exceptional amenities in one of the most sought-after areas of the French Riviera.

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