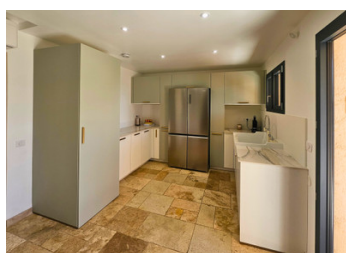


Cabris - Renovated 185 m home with 4 bedrooms, pool, panoramic views and studio



INFORMATION

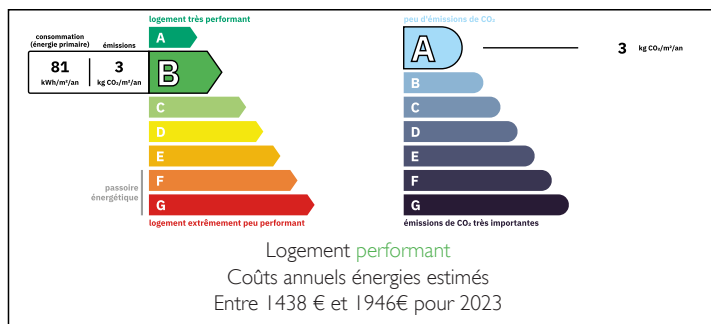
Town:	Cabris
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	185 m2
Plot Size:	2500 m2



IN BRIEF

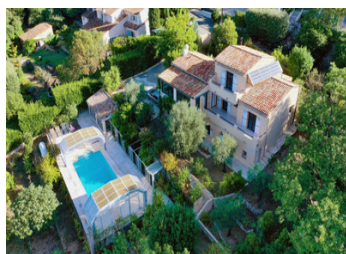
Just minutes from the village of Cabris, this 2024-renovated home offers 185.03 m² of living space and approximately 303 m² of usable space on 2,500 m² of landscaped grounds. Facing south-west, it enjoys panoramic views over the village and the Estérel hills. The main level features a sitting room with a retractable 4K home cinema, a bright dining room, a fitted separate kitchen, three bedrooms and a shower room. Upstairs, a private suite opens onto a solarium. The garden level includes an independent studio, a 56 m² garage offering further potential, a pool house and a renovated heated 10 x 5 m pool. Triple glazing, reversible heat-pump heating and air conditioning, a thermodynamic water heater, fibre broadband, smart-home features and CCTV complete this energy-efficient property, rated B for energy and A for emissions. An excellent family home or...

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

Just a few minutes from the village of Cabris, this beautifully upgraded property combines generous proportions, contemporary comfort and the relaxed Mediterranean lifestyle of the Côte d'Azur hinterland.

Set within approximately 2,500 m² of landscaped grounds and facing south-west, the house enjoys panoramic views across the village, surrounding hills and the Estérel. Its terraces provide an exceptional setting from which to enjoy the sunsets and the tranquillity of this preserved location.

The property offers 185.03 m² of certified living accommodation, together with 118.50 m² of terraces, garage and additional outbuildings, providing approximately 303 m² of usable space.

The principal level is arranged around a 14.87 m² entrance hall and a 32.84 m² sitting room equipped with a 4K home-cinema system and a retractable three-metre screen. A bright 20.73 m² dining room makes the most of the panoramic outlook, while the separate 16.48 m² kitchen has been fully refitted with SMEG appliances, a mixed electric and gas range cooker and a practical laundry area.

This floor also includes three bedrooms measuring 14.77 m², 9.18 m² and 16.75 m², a generous shower room with WC, a separate WC and a 22.50 m² terrace overlooking the garden and surrounding landscape.

Upstairs, the 18.08 m² principal suite benefits from its own shower room with walk-in shower and WC. It opens onto a private 7 m² solarium with views over the garden, Cabris and the Estérel hills.

At garden level, an independent studio of approximately 24 m² provides a living area with kitchenette, a sleeping...

NOTES