

Ref: CL582 - Property > Cannes



Price	Price on Request	Town / Village	Cannes
Size of house	1000 m ²	Area Land	4000 m ²

Ref 582: 9 main bedrooms+ 1 small single bedroom+ staff accomadation for 8 people+ 1 independent apartment
 Magnificent property built in 1880 and located in the sought after area of "La Californie" in Cannes, within 1.4 km from the famous "Palais des festivals" and only 25 minutes' walk from the center of Cannes. The main villa of approx.600 sqm consists on the main level of a large reception room, dining area and professional kitchen opening onto the garden; on the 1st floor there are 2 beautiful suites; on the 2nd floor there are 4 large guest bedrooms with 2 shower rooms; on the top floor there is a very small bedroom. The lower level offers a games room with a pool table and a bar, a large guest bedroom with shower room and then a staff area which sleeps 8. This unique property offers beautiful annexes of approx.400 sqm including 2 exceptional independent suites, an amazing 65sqm reception room with large French windows with sea views, a conservatory fitted out as a winter garden and a large loft of approx.190 sqm frequently used as screening room, gym or night club. The property is surrounded by a beautifully landscaped garden of 4 000 sqm with mature trees and Mediterranean flowering shrubs leading to the swimming pool which can be heated and to the steam room. There is also an independent apartment and its small garden also available located the entrance to the property where the onsite caretaker occupies the 1st floor. This historic home of approx. 1000 sqm is available all year round for holidays, private events and conventions. For a night, a day, a week or more. -- Main Villa: Approximately 600 sqm Main floor: - Entrance hall - Air-conditioned reception room of approx. 65 sqm with fireplace opening onto the garden, fountain and terrace. - Dining room with fireplace, with a capacity of 22 people opening- Access to the terrace. - Professional fully equipped kitchen of approx. 30 sqm opening onto the terrace. - Pantry - Guest toilets Level +1: - Bedroom No. 1 (air conditioning): Suite with a double bed (180 x220 cm), ensuite shower room, dressing. This bedroom has a terrace with a direct access to the pool- Sea view. TV - Bedroom No. 2 (air conditioning): Suite with a double bed (180 x200 cm), ensuite bathroom (bath and shower). This bedroom has a terrace- Sea view. TV - Independent toilets Level +2: - Independent toilets - Bedroom No. 3 (air conditioning): double bed (180 x200 cm). Spectacular sea views over the bay of Cannes, the Lérins Islands to St Tropez- TV -



Bedroom No. 4 (air conditioning): double bed (140x190 cm). Sea view - TV - Bedroom No. 5 (air conditioning): double bed (160x200 cm). This bedroom has a terrace. Sea view- TV - Bedroom No. 6 (air conditioning): 2 single beds (2 x 90 x 200 cm). TV - These Bedrooms share 2 separate shower rooms with WC. - Kitchenette Level +3: - A very small bedroom with a single bed (100 x 200 cm). Level -1: - Games room of approx. 36 sqm with pool table, bar and table football. This room is equipped with a refrigerator. Access to the garden, fountain and terrace. - Double bedroom (2 beds of 200x140 cm or 1 double bed 200x 180 cm)- Large TV - Independent shower room and WC - Laundry room - Staff room equipped with a double bed (140cm) and 4 single beds. - Small staff bedroom (single bed 80 x 200 cm). Annex of approx. 400m²: "L'Orangerie": Approximately 65 sqm - No air conditioning Reception room with fireplace- Sea view "The Greenhouse": Approximately 35 sqm- A conservatory fitted out as a winter garden The conservatory opens onto "L'Orangerie" "L'Orangerie" and "La Serre" open onto a terrace of about 35 sqm, nicely covered for certain occasions. 2 independent air conditioned Suites located on the 1st floor, below "L'Orangerie": Suite No. 1 of about 35 sqm: Double bed (190 x 200 cm), shower room and WC. TV Suite No 2 of about 25 sqm: Double bed (190 x 200 cm), shower room and WC. TV These two suites can communicate and open onto a terrace of approx. 50 sqm, sea view. All bedrooms have excellent bedding. A large loft of approx.190 sqm frequently used as screening room, gym or night club Lounge including a bar, changing rooms for about 150 people, WC, catering service area. Outdoor parking, garage for 5-6 cars. A perfectly maintained garden extends in front of the main villa with a basin and a space fitted out a summer dining area. Swimming pool area: Swimming pool which can be heated (16x 5m) with a waterfall. A garden and a summer lounge surround the pool. BBQ area equipped with BBQ, teppanyaki, ice maker, refrigerator. Near the pool there is a changing room with a large Hammam (6/8 people), 2 showers / WC. The caretaker lives on the 1st floor of an apartment located at the entrance of the property, providing a technical assistance. The ground floor of approx. 35 sqm is available and consists of a double bedroom (140 x 200 cm), kitchenette, sitting area with a sofa bed (140 x 200 cm), shower room / WC. Capacity for outdoor events: 600-700 people standing or 300-400 people seated Additional services: Outdoor audio system, satellite, internet access, table tennis, electric power 54 KVA

Extra Photos

