

# CANNES – BELLE ÉPOQUE VILLA WITH PANORAMIC SEA VIEW FOR SALE

7 950 000 €

Ref 2245 CD

Cannes - House / Villa 7341 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

On the residential heights of Cannes, in the heart of a highly sought-after setting, this remarkable 19th-century estate embodies all the charm of the grand Riviera residences. Built in 1850, it enjoys an exceptional elevated position with stunning views over the Bay of Cannes, Le Suquet and the Massif de l'Est. Offering approximately 670 sqm of living space, the property stands on beautifully landscaped grounds of 2,600 sqm planted with Mediterranean species, creating a private and elegant atmosphere. Its generous volumes, impressive ceiling heights and preserved period features give the home a truly rare character.

**Reception Areas** The main level features an elegant entrance hall, guest cloakroom, dining room with pantry, and a magnificent triple reception room with fireplace. The entire space opens onto a panoramic terrace with breathtaking views stretching from the sea to the surrounding hills. A study completes this floor.

**Sleeping Quarters** The property offers several suites and bedrooms arranged over different levels, including: A principal suite with fireplace, dressing room, bathroom and sea-view balcony. Several guest bedrooms with en-suite bathrooms. Two additional attic bedrooms full of charm. An independent bedroom with private access, ideal for guests or staff.

**Garden** Level Directly connected to the outdoor areas, this level includes a fully equipped kitchen with back kitchen, storage room, dumbwaiter, laundry room, as well as several bedrooms opening onto the garden.

**Outdoor Areas & Outbuildings** Designed to fully embrace the Riviera lifestyle, the exterior features: 12 x 6 metre swimming pool. Pool house with summer kitchen. Panché court. Numerous terraces and relaxation areas. Enclosed garage for two vehicles. Additional parking spaces. An independent caretaker's house of approximately 58 sqm completes the estate, comprising a living room, kitchen area, two bedrooms and a shower room. A rare address combining prestige, history and Mediterranean lifestyle, just minutes from La Croisette, the beaches and the centre of Cannes.

**Charles DELVAL**

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Vaneau Collection Privée  
Cannes by Impact  
45, Boulevard de la Croisette  
06400 Cannes

**Price :** 7 950 000 €

**Surface :** 7341 sq ft

**Rooms :** 20

**Bedrooms :** 8

**Floors :** 4

**Bathrooms :** 0

**Shower rooms :** 0

**Garden :** Yes

**Swimming pool :** Yes

**Parkings :** 3

**Intercom :** Yes

**Alarm :** Yes

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### VANEAU LOCATION

Une équipe dédiée à Paris,  
Neuilly et Boulogne



### VANEAU

Immobilier de prestige depuis  
1972



### VANEAU VIAGER

30 ans d'expérience en vente  
viagère



### VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

# VANEAU C'EST AUSSI



### VANEAU PATRIMOINE

Dispositifs de défiscalisation,  
SCPI, Assurances Vie



### VANEAU DIGITAL NEUF

La plate-forme digitale 100%  
immobilier neuf



### GESTION LOCATIVE

GTF, plus de 7 000 lots gérés à  
Paris



### COURTAGE CRÉDITS

Exell Crédit immobiliers  
Assurances emprunteurs

140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés