



MAGREY & SONS  
LUXURY REAL ESTATE



Réf: 1275

Villa - Le Cannet - 300 m<sup>2</sup>



LE CANNET RESIDENTIEL: Very pleasant provencal style villa in perfect conditions of 300 sqm possibility to build approximately 100 sqm with a nice landscaped garden of about 1400 sqm planted by Mediterranean species. Pleasant opened view, west exposed. It comprises on the ground level: entrance, guest toilets, lounge dining room opening onto terrace, equipped kitchen, master bedroom with complete bathroom and dressing room. On the garden level: 2 bedrooms with bathroom and dressing room, television lounge, all opening onto the garden, independent studio comprising a bedroom with shower room and equipped kitchen. Swimming pool, 2 cars garages, alarm, gas heating system.

**Living area : 300 m<sup>2</sup>**

**Garden area : 1400 m<sup>2</sup>**

**Number of parking : 2**

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