



## Magnificent charming villa in the city center of Cannes

📍 Cannes

This charming Provençal style villa is located in the gardens of the famous villa Rotschild, at the foot of the Croix des Gardes. You will enjoy a very beautiful landscaped garden offering multiple relaxation areas and a swimming pool with a size of 12m x 6m. With an area of 450m<sup>2</sup> of living space distributed over two floors, this bright property has large volumes. On the ground floor you will find the living room, the dining room, a fully equipped kitchen, a guest toilet and an office. Upstairs you will find 4 bedrooms each benefiting from their equipped en-suite bathrooms. The villa is equipped with an ultra-sophisticated alarm system and a Sonos sound system broadcasting in all rooms. Ideally located, you will reach the beaches of Cannes in 3min on foot and the Palais des Festivals in just 15 minutes. You will fall in love! This property is ideal for business or leisure tourism.

### Equipment

- 🛁 Baththub
- 🔥 Heating
- 🌬️ Air Conditioning
- 🚿 Shower
- 🍳 Oven
- 🍽️ Dishwasher
- 🛏️ Double-bed
- ☕ Coffee machine
- 🧺 Washing machine
- 🏊 Swimming pool





