

# ROYAL-VILLAS-EUROPE

from where you are . . .  
to wherever you want to be



## France

### Cannes

Ref FRV76

- WATERS EDGE
- 5 BEDROOMS
- HEATED SWIMMING POOL
- DIRECT SEA ACCESS
- FULLY AIR CONDITIONED
- WIFI INTERNET
- 25 MINUTES FROM NICE AIRPORT

This stunning 5 bedroom waterfront property overlooking the Bay of Cannes is just 2km from the Croisette. It boasts panoramic sea views of the Isle de Lerins together with direct sea access and a private jetty. The entire villa has been totally renovated and refurbished in a modern and contemporary style using the highest quality materials and subtle décor including crisp, white stucco walls to enhance the bright and airy rooms throughout.

Located in secure grounds and fully alarmed together with on-site guardians who can provide full concierge service upon request the villa is accessed via a bridge pathway and parking for up to 3 cars on the main road opposite.

Direct access to the open-plan living/dining room with floor to ceiling windows offers superb sea views. There is a comfortable sitting area with white leather sofas and plasma television with satellite channels. There is a guest cloakroom and a modern, fully equipped kitchen and sliding doors opening onto the small, back terrace. Adjacent to the kitchen is bedroom 6 with a sofa bed with en suite shower – this is ideal for staff and available upon request.

Each of the other five bedrooms can be used as doubles or twins. They are equipped with plasma television and a safe and all open onto a terrace. Bedrooms one and two are just off the living room so can be used as a family suite or two separate bedrooms and both have en suite bathrooms with shower. To the other side of the living room are two Master bedrooms each with en suite bathroom with bath tub and separate shower. The fifth bedroom has an en suite bathroom with shower.

To the side of the villa is a small synthetic lawned garden with palm trees, ideal for children to play. The front terrace is furnished with sun loungers and a table for outside dining and overlooks the lower pool terrace. From here a small gate leads down to the lower terrace where there is an irregular-shaped heated swimming pool and sunbathing terrace with the glass fencing giving you the illusion of being in the sea itself. Access to the jetty is via a further flight of stairs to the side.

A stunning contemporary property.

