

# BY BLUE

## INTERNATIONAL REALTY

Renovated 4 bedroom villa with panoramic sea view in Mandelieu



**Mandelieu-la-Napoule - 2 200 000 €**

Ref. 85324568

Discover this sumptuous villa in the hills above Mandelieu, offering exceptional panoramic views of the Mediterranean Sea and the Lérins Islands.

As soon as you enter, you'll be greeted by a vast, bright, modern living space, with a lounge and dining room of around 120 m<sup>2</sup>, bathed in natural light and offering open sea views. The open-plan kitchen, fully equipped with top-of-the-range appliances, blends seamlessly into the living room. Utility room and guest toilet. On the same level are 2 bedrooms with fitted wardrobes and a large bathroom.

On the ground floor, enjoy a spacious wine cellar and cinema room, ideal for relaxing moments. There is also a bedroom with en suite shower room, offering comfort and privacy.

The first floor is entirely given over to an elegant master suite. Here you'll find an open-plan dressing room, a bathroom with bath and shower, and a sleeping area extended by a charming private terrace.

This villa has been renovated to a high standard, both inside and out. Fully air-conditioned with a reversible system integrated into the ceilings, it offers optimum comfort all year round.

Outside, the infinity pool seems to merge with the horizon, offering spectacular sea views. A

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24 m<sup>2</sup> garage is also available.

Located just 10 km from Cannes, this unique property combines luxury, comfort and tranquillity in an exceptional setting.

Living area : 307 m<sup>2</sup>

Bedrooms : 4

Surface area of land : 2140.00 m<sup>2</sup>

Exposition : South-east

Rooms : 7

✓Swimming pool ✓Sea view

Fees payable by vendor

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