

1 450 000 €

For sale house

5 rooms

Surface : 211 m²

Surface of the living : 67 m²

Surface of the land : 1331 m²

Year of construction : 2005

Exposition : Plein sud

View : Mer panoramique

Hot water : Electrique

Inner condition : Excellent

External condition : Exceptionnel

Couverture : Tiling

Features :

Pool, Air conditioning, Double Glazing,
Fireplace, Automatic Watering, Laundry
room, Automatic gate, Calm, Bedroom on
ground floor

3 bedroom

3 terraces

2 bathrooms

3 WC

2 garage

2 parkings

Legal information

1 450 000 € fees included

5,26% VAT of fees paid by the buyer
(1 377 500 € without fees), well
condominium, annual current expenses
726 € (61 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr.



House 2811 Les Adrets-de-l'Estérel

Superb villa with panoramic views all the way to the bay of Cannes, swimming pool, and excellent features in a peaceful residential setting. Come and discover this stunning, fully air-conditioned villa with no overlooking neighbors, located in a secure and very quiet residential area just fifteen minutes from Mandelieu. It offers exceptional panoramic views of the sea and the Lérins Islands, with sunny exposure throughout the day. This high-quality property will charm you with its generous spaces, refined finishes, and premium amenities. The property, covering 211m² on a 1331m² plot, is spread over 2 levels: On the ground floor, it features a bright 67m² living room with a fireplace, complemented by an adjoining 16m² kitchen extended by a utility room. The entire space opens onto a large terrace, perfect for outdoor relaxation, with a covered outdoor lounge facing due South. The sleeping area includes two large bedrooms with outdoor access,...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A
Document non contractuel - 14/01/2026



Agence de Provence - 6 place de la Foux - 06130 Grasse

Tél. +33 (0)4 93 36 07 50 - Info@agencedeprovence.com - www.agencedeprovence.com

RCS B 415 851 112 - Code NAF 6831Z - SIRET 415 851 112 00011 - Document non contractuel