

# Waterfront Cote D'Azur



## Unique villas in the ultimate Cote D'Azur location

Attika International has a variety of villas available in France, including the exclusive areas of Cannes and Nice.

For anyone who loves the Cap d'Antibes, what about a truly exceptional and unique villa?

The beautiful water's edge home is located in this very prestigious region, fairly close to the famous Garoupe beaches. It boasts truly magnificent views over the Mediterranean and the west side of the Cap d'Antibes.

The main villa is in need of some work to bring it up to modern day standards. It is, however, a little gem and would be an ideal holiday home that would be easy to maintain.

The main villa, priced at £3,815,000, is around 140m<sup>2</sup> and opens out on to two 150m<sup>2</sup> south facing terraces. It comprises of a reception room, a large fully equipped kitchen, two guest toilets, four bedrooms and two bathrooms. The master bedroom is around 13m<sup>2</sup> and there is also an office that can be used as another bedroom.

You can enjoy exceptional, uninterrupted sea views from the reception room, which also opens out onto a south facing terrace, where you can bask yourself in the hot Mediterranean sun and watch the boats sail past.

There is also private access to the sea and room to anchor a small boat on the premises. The property has a very large storage room that can be used as a cellar.

There is also a second villa of 110m<sup>2</sup> that can be bought separately. This requires total renovation and is basically just a shell. However, once renovated it will be truly stunning. The price is £2,119,470.

It is possible to attach both villas together to create a more substantial property of 250m<sup>2</sup>. Currently one villa leads to the other via a small bridge. The property also has a garage and parking space for four cars.

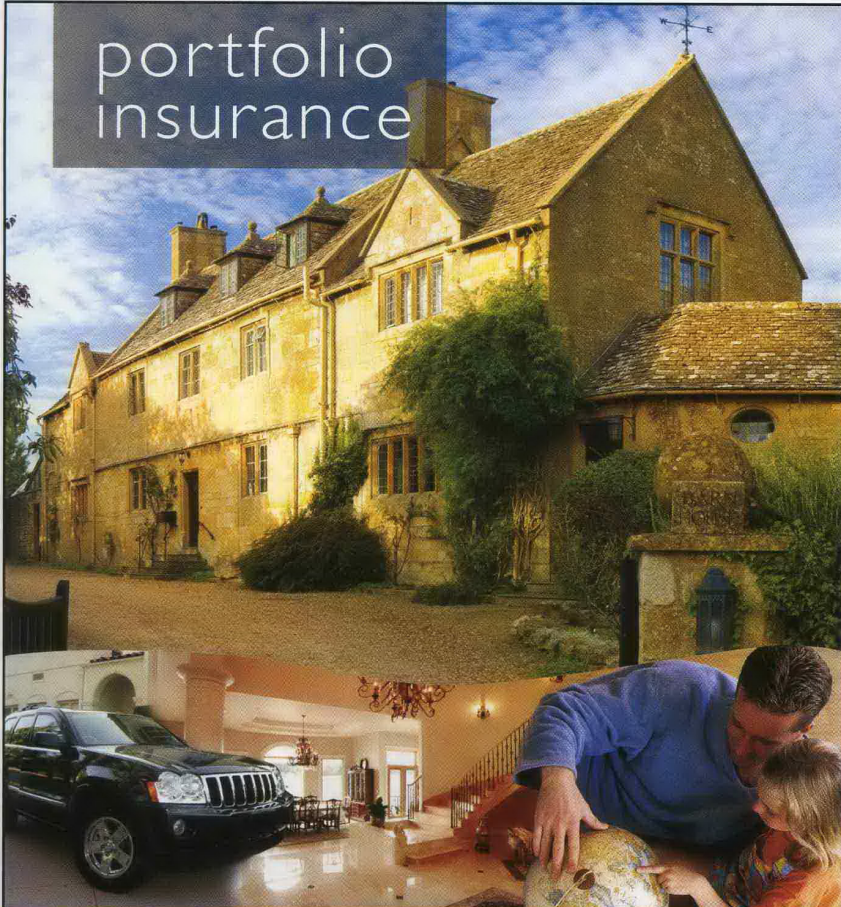
The Cap d'Antibes is the ultimate place to own a property on the Cote d'Azur. It is a really beautiful residential area, with a glorious coastline and some of the most exclusive beaches in the world. It is host to the famous Eden Roc hotel, where all of the gliteratzi stay during the Cannes film festival and the summer months.

Attika International also has another beautiful villa quietly located in the sought after area of Valbonne, priced at £1,879,500. It is just a five minute drive to the historic centre where you will find local shops and restaurants. Nice airport is only 25 minutes drive away and Cannes is also nearby.

Contact Attika International at [info@attikainternational.com](mailto:info@attikainternational.com) or by telephoning +44 (0) 207 245 6000.



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