



## Stunning Modern Property - Coup de Coeur!

Price on request



### DESCRIPTIVE :

Magnificent contemporary villa offering an exceptional green environment and a panorama on the garden, the sea, the Alps and the lighthouse of Cap d'Antibes.

The villa, with a living area of 330SQ M on a beautiful landscaped garden of 1800SQ M, offers a unique environment of comfort and luxury thanks to the warm and modern materials selected by a renowned architect and decorator.

Approaching the main entrance, you will see a majestic contemporary fountain facing a glass wall providing light and magical decor to the villa.

On the garden level:

Entrance, guest toilets, TV lounge and office opening onto the garden and swimming pool.

Large master bedroom with marble bathroom, bath, multi-jet shower, double sink and toilets. Large designed dressing room of approximately 9SQ M.

Guest bedroom with dressing room and shower room with toilets.

First floor:

A superb reception room with a ceiling height of 3m which extends onto a wooden terrace of around 70SQ M.

Living room, dining room (table for 8 to 10 people), fully fitted open-plan kitchen (Gaggeneau).

Terrace with round table for 10-12 people.

Second master bedroom, spacious (3 meters high under ceiling) with large dressing room, toilets. Marble shower room with double sink and multi-jet shower.

Children's room with dressing room, marble shower room and toilets.

Access to the rooftop terrace via a superb designer staircase in glass, wrought iron and wood.

Exceptional panorama from the roof terrace of approximately 100SQ M fully fitted with a huge corner sofa, a second living room with armchairs and coffee tables, 2 deckchairs and 2 parasols, a large bar with fridge and sink.

Superb sea view of the Italian coast, view of the Alps, Nice, Cap Ferrat and splendid view of the Cap d'Antibes lighthouse.

At level - 1:

Piano area, wine cellars.

Spacious bedroom with skylight and high ceilings. Dressing room, separate toilets, bathroom with basin and spa baths.

Superb designed all-glass sauna for 4 people. Stone shower and 2 beds to relax.

Laundry room with washing machine, dryer and sink.

Fully equipped personal kitchen.

Fully domotized villa (alarm, video surveillance, designer lighting per scenario).

High-end sound system multi room, in the 2 living rooms, the home cinema, sauna, master bedroom on the ground floor, rooftop terrace, terrace, garden.

WiFi internet.

Parking for 4 cars.

REF: LF232

### DETAILS



\*330 m<sup>2</sup>



Excellent condition



5



Facing south west



Sea, Greenery view

\*marketable surface area

This document does not form part of any offer or contract. All measurements, areas and distances are approximate. The information and plans contained herein are believed to be correct, however, their accuracy is not guaranteed. The photographs show only certain parts of the property at the time they were taken. This offer is subject to change of price or other conditions, without prior notice.



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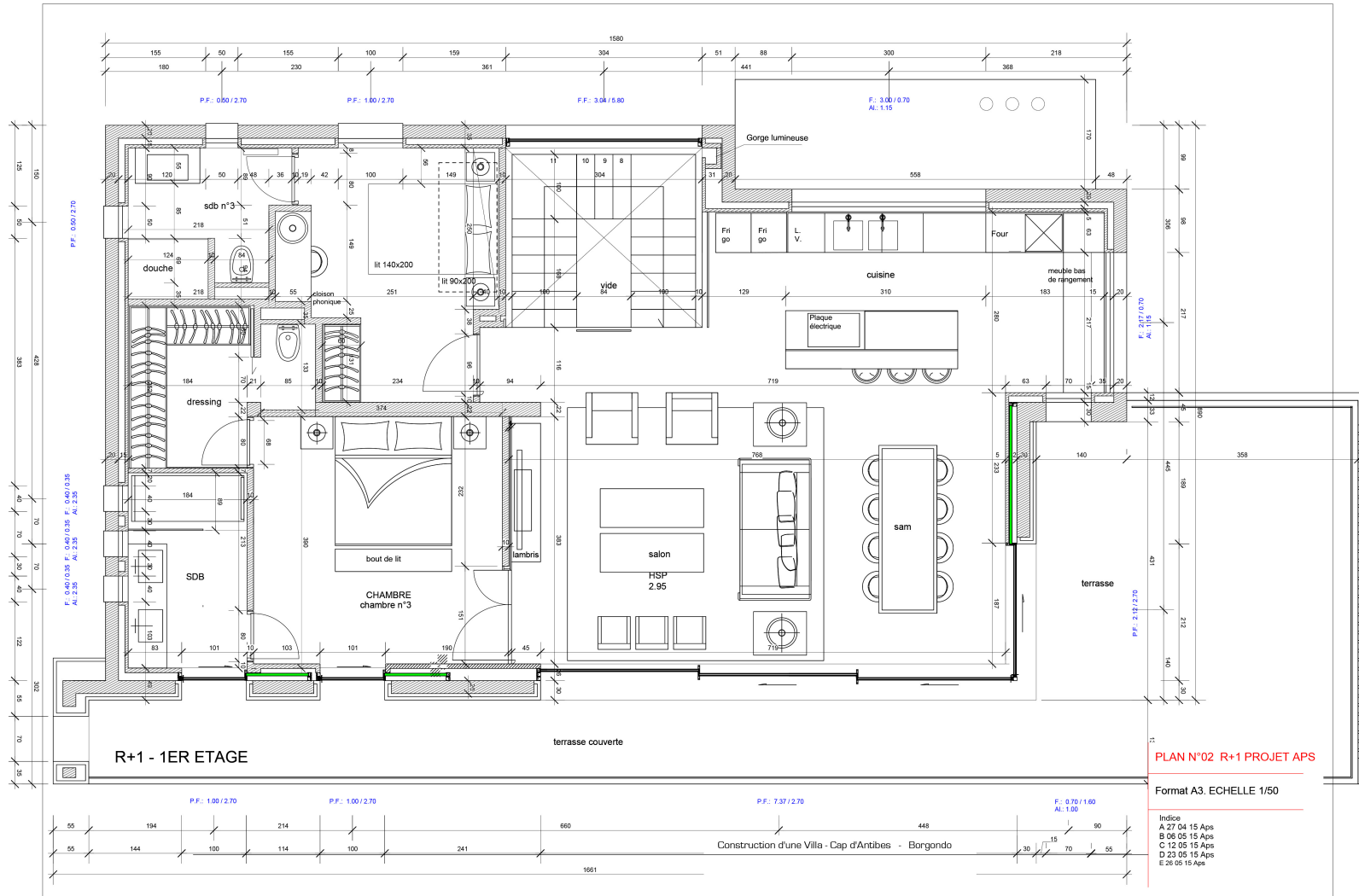


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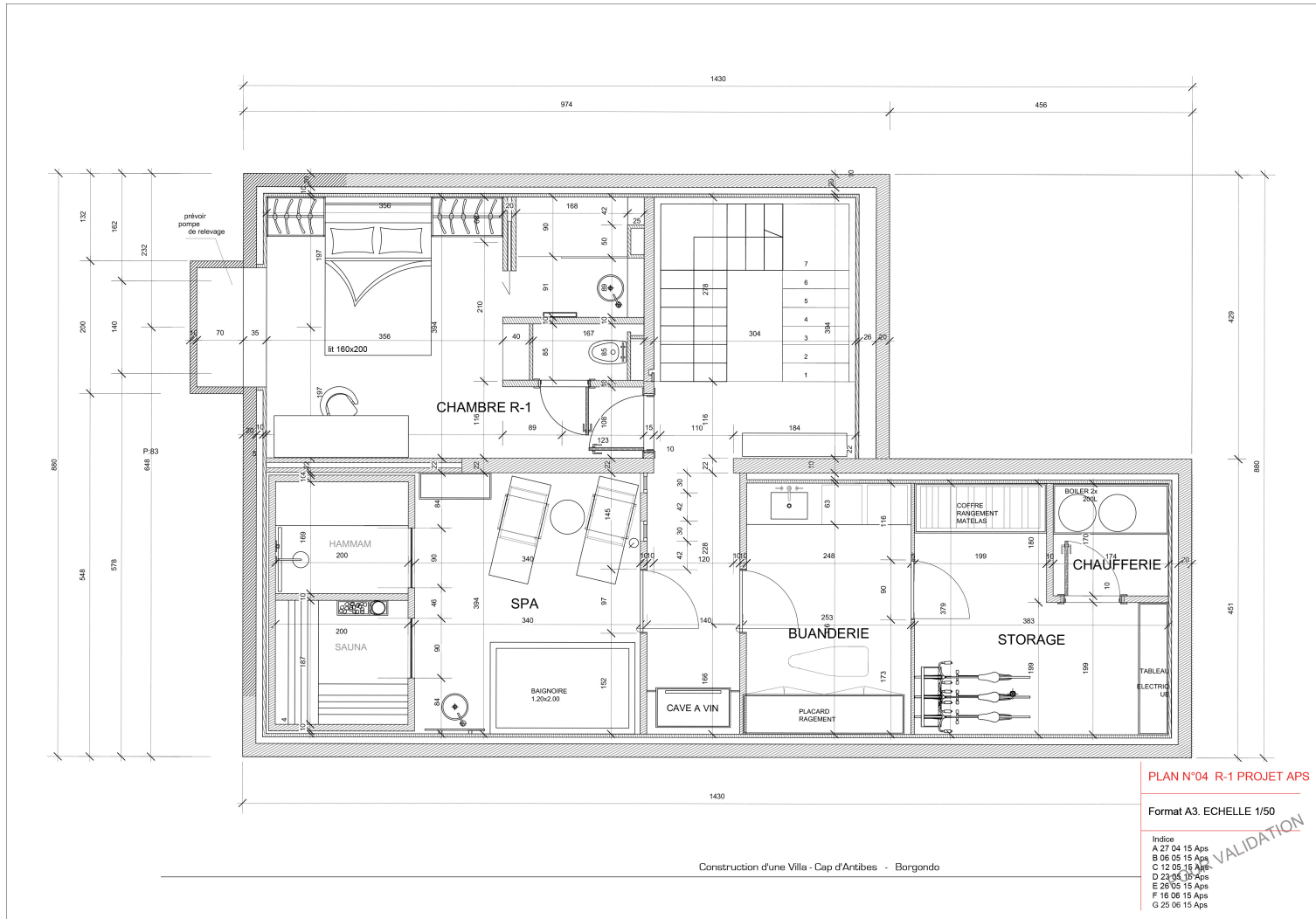
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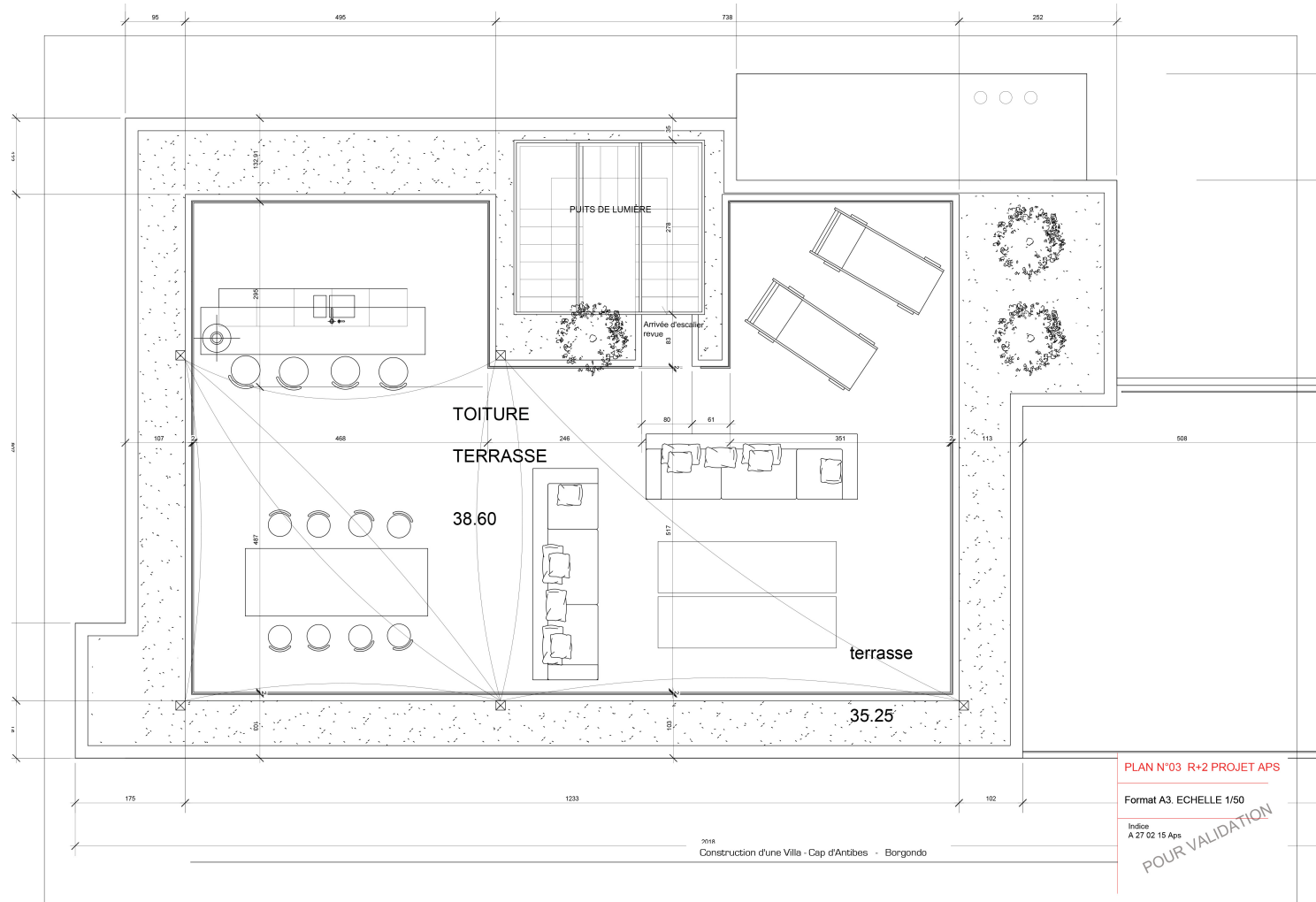


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R+2 - TOITURE TERRASSE





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