



### Exceptional Estate with Panoramic Sea Views & Private Helipad

Price on request



#### DESCRIPTIVE :

Overlooking the Mediterranean from a preserved green setting, this rare estate unveils breathtaking 180° views stretching from Saint-Jean-Cap-Ferrat to the Lérins Islands and the Estérel mountains. A spectacular panorama where absolute tranquility, nature, and privacy come together.

**A Historic & Refined Residence :** originally built in the 1950s and extended in the 1970s by a distinguished aristocratic family, the residence draws inspiration from the elegance of Provençal châteaux: majestic volumes and natural light, authentic noble materials, 18th-century fireplace, expansive reception areas

**Comfort & Independence :** 5 elegant suites with private entrances, 2 self-contained apartments for family and guests, staff accommodations and bedrooms, independent caretaker's house, 65 m<sup>2</sup> garage

**Spaces to Reimagine :** a vast basement offers remarkable potential for a spa, fitness room, private cinema, or wine cellar—an exceptional opportunity to personalize this unique property.

**Mediterranean Elegance :** olive grove with more than 500 trees, enabling private olive oil production, swimming pool with panoramic views

• Private helipad for discreet access to Cannes, Nice, or Monaco

**Prime Location :** just 5 minutes from Golf du Claux Amic, 30 minutes from Cannes and 35 minutes from Nice International Airport, only a few minutes by helicopter

#### DETAILS



\*907 m<sup>2</sup>



Good condition



Sea, Panoramic view

\*marketable surface area

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# VILLA LES HAUTES TERRES

## GRASSE



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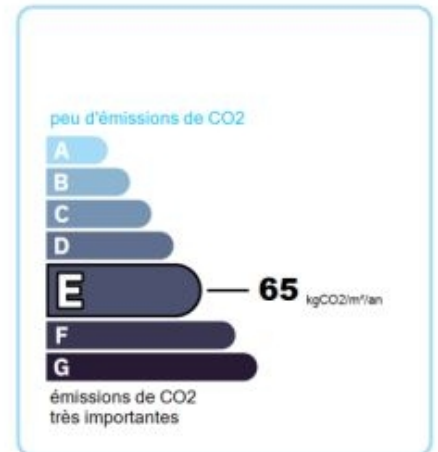
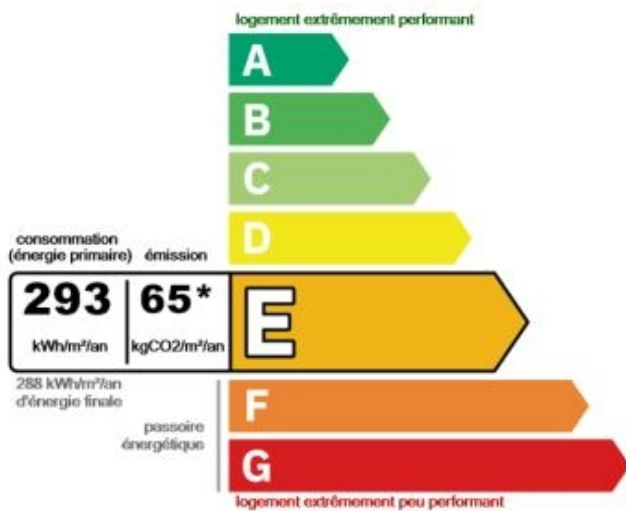
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Performance énergétique et climatique

\* Dont émissions de gaz à effet de serre.



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