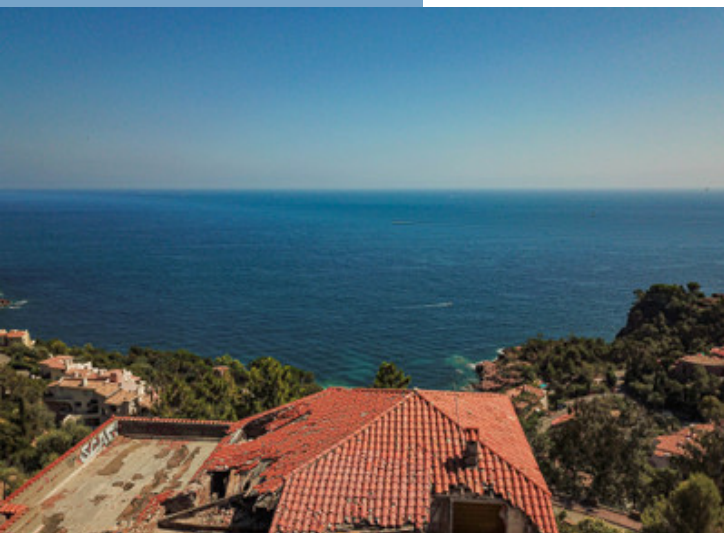




## THÉOULE-SUR-MER ON THE BAY OF CANNES – HISTORIC PROPERTY WITH SEA VIEWS AND APPROVED RESIDENTIAL PROJECT

THÉOULE-SUR-MER ON  
THE BAY OF CANNES –  
HISTORIC PROPERTY  
WITH SEA VIEWS AND  
APPROVED RESIDENTIAL ...



| PROPERTY FACT FILE                                                              |                                                                                                                                      |
|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| REFERENCE                                                                       | A46007RNW06                                                                                                                          |
| PRICE                                                                           | € 8,500,000<br>£ 0*<br><small>*agency fees included: 6 % TTC<br/>to be paid by the buyer<br/>(8 018 868 EUR hors honoraires)</small> |
| BEDROOM                                                                         | 0                                                                                                                                    |
| BATHROOM                                                                        | 0                                                                                                                                    |
| ACCOMMODATION                                                                   | 1500 m²                                                                                                                              |
| LAND                                                                            | 8378 m²                                                                                                                              |
| TOWN                                                                            | Théoule-sur-Mer                                                                                                                      |
| DEPARTMENT                                                                      |                                                                                                                                      |
| LOCATION                                                                        | Coastal                                                                                                                              |
| TYPE                                                                            | Maison de Maître                                                                                                                     |
| CONDITION                                                                       | To be renovated                                                                                                                      |
| FEATURES                                                                        | Swimming Pool, Private parking,<br>Detached                                                                                          |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                                                                                      |



- Spectacular sea, coast and Estérel views
- Approved ~1,500 m<sup>2</sup> private-residence project
- 8,378 m<sup>2</sup> of private land
- Protected Estérel natural setting
- Former hotel-restaurant, 2 Michelin stars

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At Théoule-sur-Mer on the Bay of Cannes, where the red rocks of the Estérel descend towards the Mediterranean, Propriété Guerguy occupies a setting of unusual power.

Its 8,378 m<sup>2</sup> of private land are backed by more than 12 hectares of

## DESCRIPTION

At Théoule-sur-Mer on the Bay of Cannes, where the red rocks of the Massif de l'Estérel descend towards the Mediterranean, Propriété Guerguy occupies a position whose combination of scale, landscape and potential would be extraordinarily difficult to recreate today.

From this elevated setting, the view opens across the sea, the coastline and the wooded hills of the Estérel. These are not simply sea views: here, sea, sky and mountains combine to create an almost theatrical sense of place, with the landscape itself becoming part of the architecture.

The property comprises 8,378 m<sup>2</sup> of private land. Immediately behind it lie more than 12 hectares of adjoining non-buildable woodland, owned separately and not included in the sale. Visually, however, this natural landscape extends the sense of the estate and creates a degree of openness, separation and privacy that has become increasingly difficult to find on the Côte d'Azur.

The existing buildings are currently in a ruinous state and require complete rehabilitation. That is also what makes Guerguy fundamentally different from a finished contemporary villa: the buyer is not inheriting someone else's completed decorative choices, but a historic place whose next chapter remains open.

An approved residential project allows the property to be transformed into one exceptional private residence of approximately 1,500 m<sup>2</sup>, combining the rehabilitation and transformation of around 1,200 m<sup>2</sup> of existing structure with an ext...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A46007RNW06>

COMPLETE FILE AND PHOTO ON REQUEST



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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

DPE not required.

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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