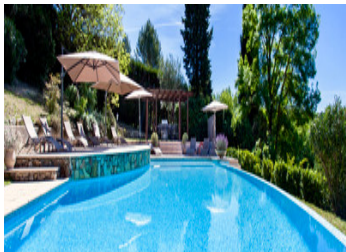


Contemporary villa, 6 bedrooms, 1.3 hectare plot, swimming pool, self-contained studio, close to golf course



INFORMATION

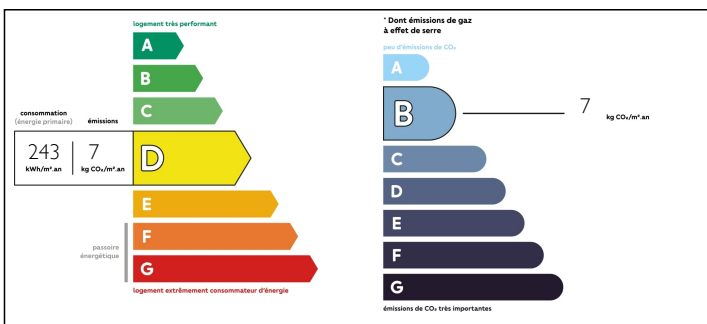
Town:	Grasse
Department:	Alpes-Maritimes
Bed:	6
Bath:	5
Floor:	255 m2
Plot Size:	13000 m2



IN BRIEF

Exceptional setting for this property with 255 m² of living space set in 1.3 hectares of greenery. Located approx. ½ h from Nice airport, it is also within easy reach of Cannes, Antibes and the seaside (15 km). Supermarket and bakery within walking distance. The market and Valbonne's many shops and restaurants are just a few minutes away by car. South-facing, unoverlooked, with panoramic views, the impressive size of the plot preserves its serenity. The whole villa offers 9 rooms on 3 levels, comprising: entrance hall, A/C dining and reception room with fireplace, modern kitchen, 5 air-conditioned bedrooms, 4 shower rooms and an independent studio or caretaker's flat, set in wooded grounds with a small stream and a pétanque court. 15 x 7 m infinity pool with decking and large covered terrace. Plenty of parking, including covered parking for 2 vehicles.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1180 EUR

NOTES

DESCRIPTION

Close to Grasse (06130) and Plascassier, this property in Châteauneuf de Grasse offers around 255 m² of living space, divided into spacious, light-filled rooms with unobstructed views over the countryside, most of which open onto perfectly-facing terraces.

The ground floor comprises a vast entrance hall leading to a generously sized reception room (46 m²) with a fireplace that opens on to the outside, a beautifully designed fitted kitchen that opens on to a vast covered terrace overlooking the parklands, a bedroom (with bathroom and toilet) that opens on to the terrace, and 1 guest toilet.

A comfortable marble staircase leads from the entrance hall to the master suite, which spans the entire 1st floor and offers a bathroom, wc and built-in storage space.

A second staircase, also leading from the entrance hall, leads to the garden level, which comprises 3 air conditioned bedrooms, 1 bathroom with WC and a shower room with WC, as well as a utility room that could be converted into a kitchen.

The studio or caretaker's accommodation is located nearby, is independent and has its own entrance.

In the heart of the wooded grounds, the vast 15m x 7m infinity pool with its beach and comfortable pergola underlines the elegance and serenity of the setting.

Barbecue with pizza oven, petanque area, table tennis area, small stream below, fibre internet, top quality materials, intercom, ample parking, electric gates, etc. add an undeniable touch of well-being to this beautiful property, which requires no work...