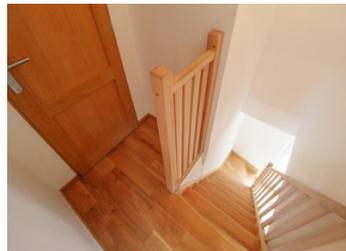


Provençal-style family home with 4 bedrooms in a peaceful residential area not far from the village centre.



INFORMATION

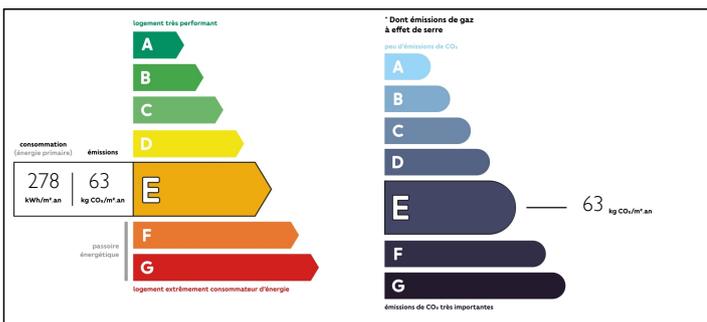
Town:	Châteauneuf-Grasse
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	160 m ²
Plot Size:	1896 m ²



IN BRIEF

This very pretty house is built over two levels for a total habitable space of approximately 160m². Sitting atop a predominantly flat, fenced plot of 1896m², filled with lawns, flower beds and olive trees, it comprises 4 spacious bedrooms, all with in-built cupboards, a large office space, 3 bath / shower rooms, a cosy living room with open fireplace and an inviting, fully-fitted kitchen / diner with a beautiful wood-burning stove. Various extensions and renovations have been carried out over the years, all with the required authorisations, resulting in a very pretty and functional property. Terraces on either side of the house are ideal for enjoying coffee or tea and your favourite pastries in the morning, or entertaining family and friends for a relaxing lunch or dinner, all in the warming Mediterranean sunshine... In short, the ideal family home awaits!

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.



DESCRIPTION

Access to the property is via a wrought-iron gate that opens out onto a large parking area with the garage, a carport and greenhouse opposite. Below the house is a basement area offering 25m² of storage / work space. To the right is a short staircase leading up to the front door and kitchen terrace, with a herb garden beyond. Let's pop up to the kitchen first, where we're immediately greeted by the very warm atmosphere that reigns... From the colour of the units and furniture to the wooden floors and counter tops, the atmosphere is immediately one of delightful cosiness. All the necessary appliances are there and the beautifully quaint wood burner finishes things off very nicely indeed, providing for the house's hot water needs during the cooler winter months. Just beyond is a laundry room and a back door leading out onto the western terrace.

From the kitchen we take the corridor up past the front door to the right, a shower room to the left, with the office and three double bedrooms beyond. Carpeted, all are spacious, bright, welcoming and offer in-built cupboards. Two face east so benefit from sunshine in the morning, while the third is north-facing. To the left the corridor passes a bathroom and separate toilet and continues on towards the 25m² living room. With its south-west orientation, the room floods with natural sunlight from mid-morning to late evening in the summer months, while the open fireplace on the...

LOCAL TAXES

Taxe foncière: 1804 EUR

NOTES