



CONTEMPORARY VILLA, 6 BEDROOMS, 1.3
HECTARE PLOT, SWIMMING POOL,
SELF-CONTAINED STUDIO, CLOSE TO GOLF
COURSE

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CONTEMPORARY VILLA, 6
BEDROOMS, 1.3 HECTARE
PLOT, SWIMMING POOL,
SELF-CONTAINED STUDIO,
CLOSE TO GOL...



PROPERTY FACT FILE	
REFERENCE	A23558CDI06
PRICE	€ 1,494,000 £ 1,242,829* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	5
ACCOMMODATION	255 m ²
LAND	13000 m ²
TOWN	Châteauneuf-Grasse
DEPARTMENT	Alpes_Maritimes
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	



- Excellent condition, impeccable kitchen, terraces
- Large 56m² lounge, 6 bedrooms, 5 bathrooms
- 15m swimming pool with deck and covered terrace
- Barbecue with bread/pizza oven. Bowls pitch
- 3.3 acres, woods, river, not overlooked, views

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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

DESCRIPTIF

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 p

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A23558CDI06>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

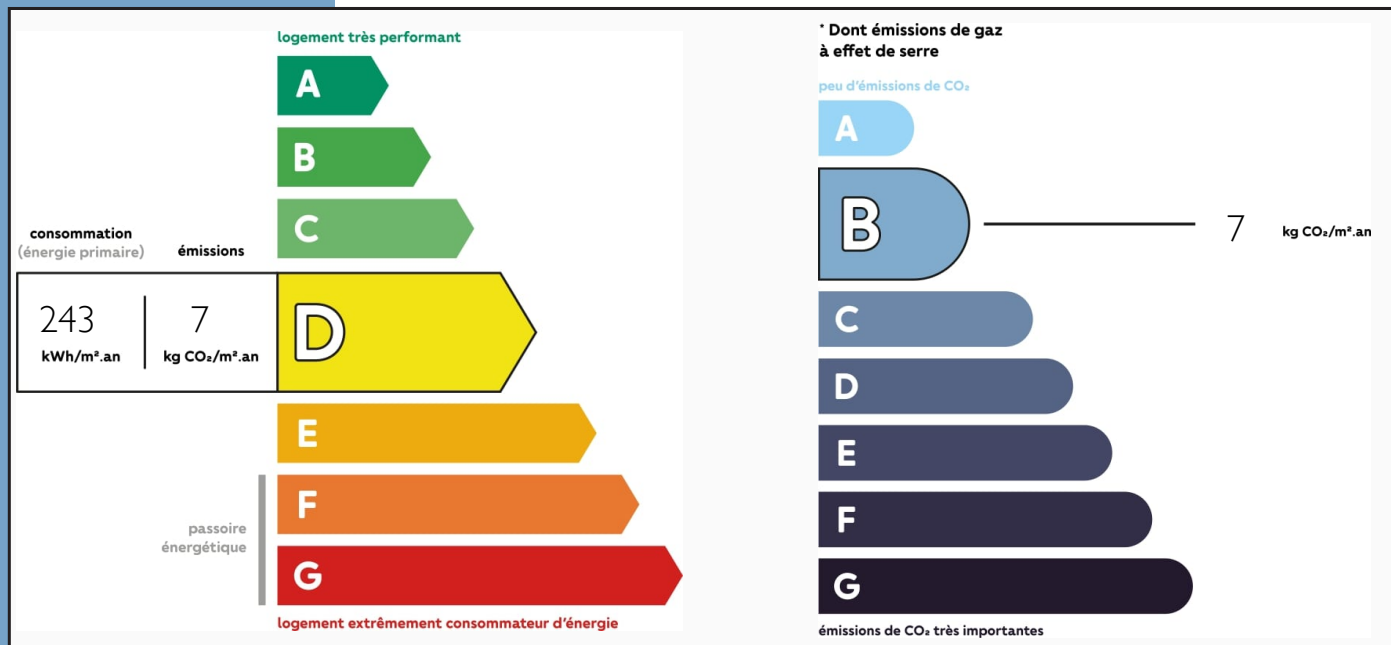
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

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ENERGIE-DPE



NOTICE

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CONTACT

Réf : A23558CDI06
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AND PHOTOS
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LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr