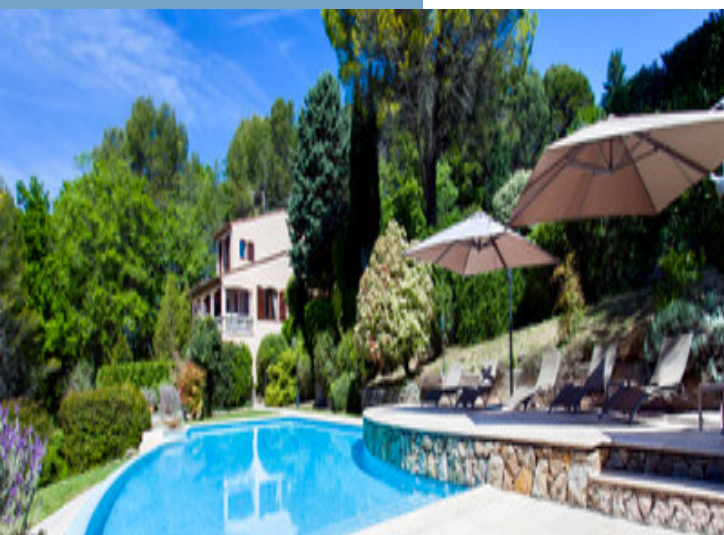
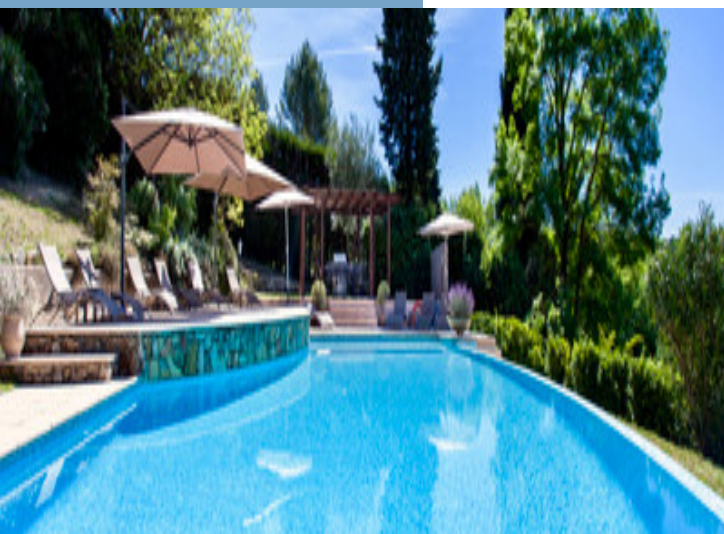




CONTEMPORARY VILLA, 6 BEDROOMS, 1.3  
HECTARE PLOT, SWIMMING POOL,  
SELF-CONTAINED STUDIO, CLOSE TO GOLF  
COURSE



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 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	5
ACCOMMODATION	255 m <sup>2</sup>
LAND	13000 m <sup>2</sup>
TOWN	Châteauneuf-Grasse
DEPARTMENT	
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 56m<sup>2</sup> 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

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

Ref : A23558CDI06

Exceptional setting for this property with 255 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup>) 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

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UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)



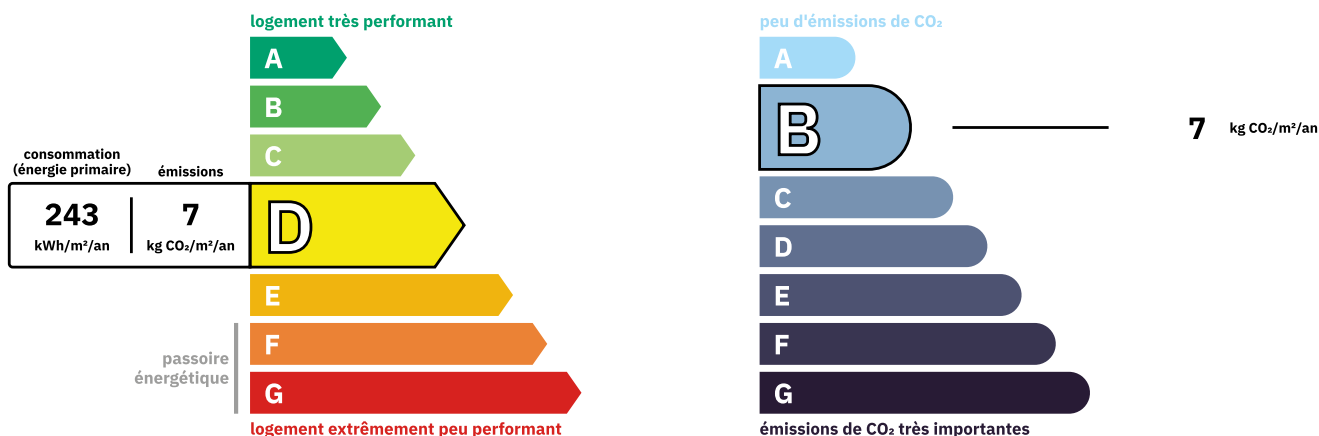


CONTEMPORARY VILLA, 6  
BEDROOMS, 1.3 HECTARE  
PLOT, SWIMMING POOL,  
SELF-CONTAINED STUDIO,  
CLOSE TO GOL...

Ref : A23558CDI06

## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 3530 € and 4860€ for 2021

## 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

Réf : A23558CDI06  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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