





CONTEMPORARY VILLA, 6 BEDROOMS, 5300 M² PLOT, SWIMMING POOL, SELF-CONTAINED STUDIO, CLOSE TO GOLF COURSE

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CONTEMPORARY VILLA, 6 BEDROOMS, 5300 M² PLOT, SWIMMING POOL, SELF-CONTAINED STUDIO,





PROPERTY FACT FILE

REFERENCE A39873BTX06

PRICE € 999,000

£ 0*

*agency fees to be paid by the seller

BEDROOM 6
BATHROOM 5

ACCOMMODATION 255 m²

LAND 5300 m²

TOWN Châteauneuf-Grasse

DEPARTMENT

LOCATION Village property

TYPE Maison de Vacances, House, Villa

CONDITION Good condition

FEATURES Swimming Pool, Other Drainage,

Detached

*Price based on current exchange rate which is subject to change





- 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.
- Very good energy rating : D

Exceptional setting for this property with 255 m 2 of living space set in 2 acres of greenery. Located approx. $\frac{1}{2}$ h from Nice airport. 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,

DESCRIPTIF

Close to Grasse (06 I 30) 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 I 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, I 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 $15 \,\mathrm{m} \times 7 \mathrm{m}$ infinity pool with its beach and comfortable pergola underlines the elegance and serenity of the setting.

Barbecue with pizza oven, 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 to appreciate.

* SALE

More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A39873BTX06 COMPLETE FILE AND PHOTO ON REQUEST CONTEMPORARY VILLA, 6 BEDROOMS, 5300 M² PLOT, SWIMMING POOL, SELF-CONTAINED STUDIO, CLOSE TO GOLF C...

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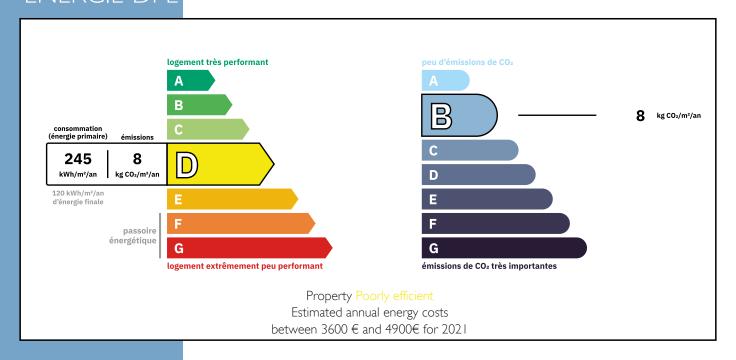


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SWIMMING POOL,
SELF-CONTAINED STUDIO,
CLOSE TO GOLE C

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

ENERGIE-DPE



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CONTACT

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