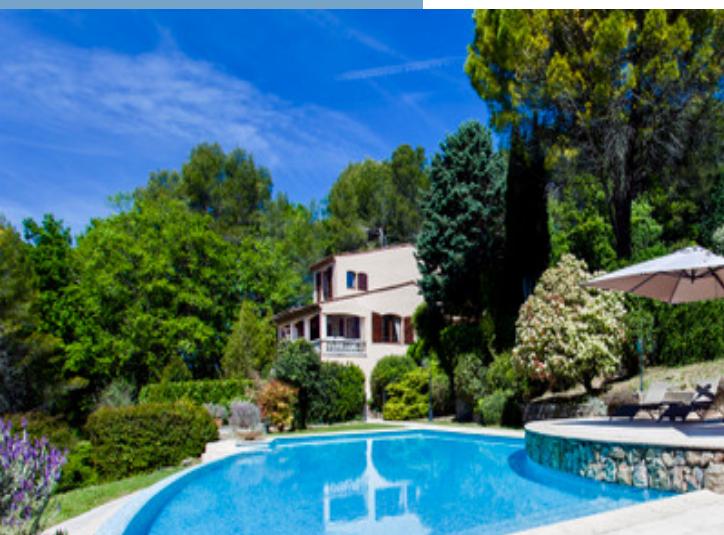
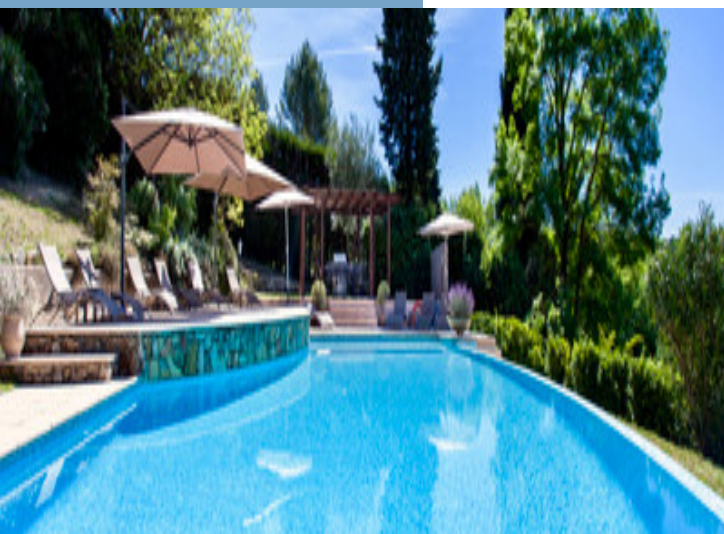




CONTEMPORARY VILLA, 6 BEDROOMS, 5300 M²
PLOT, SWIMMING POOL, SELF-CONTAINED
STUDIO, CLOSE TO GOLF COURSE

www.leggettprestige.com

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



PROPERTY FACT FILE	
REFERENCE	A39873BTX06
PRICE	€ 999,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	5
ACCOMMODATION	255 m ²
LAND	5300 m ²
TOWN	Châteauneuf-Grasse
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Detached
<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.
- Very good energy rating : D

CONTEMPORARY VILLA, 6
BEDROOMS, 5300 M²
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C...

Ref : A39873BTX06

Exceptional setting for this property with 255 m² of living space set in 2 acres of greenery. Located approx. ½ 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 (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, 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



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

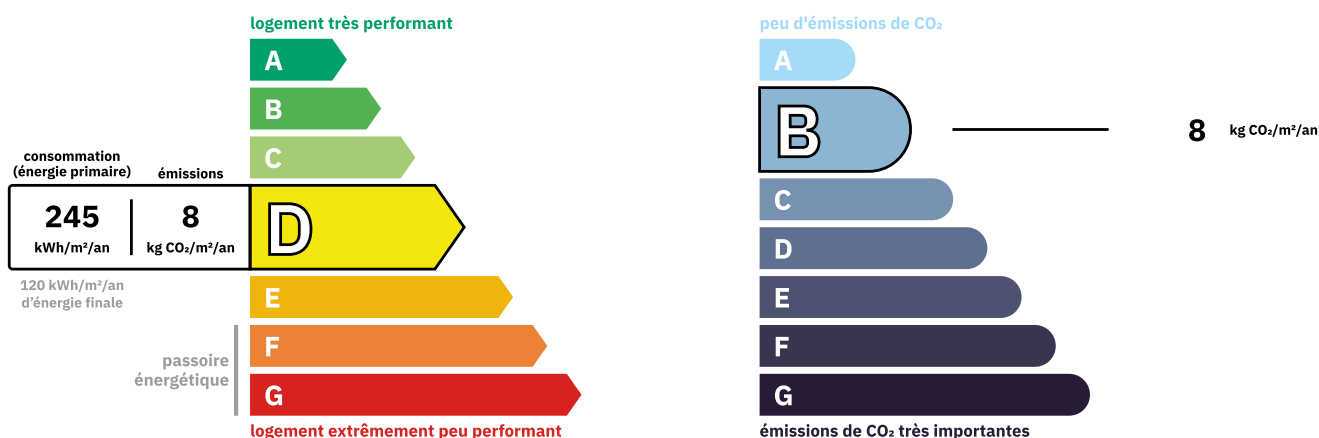
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

CONTEMPORARY VILLA, 6
BEDROOMS, 5300 M² PLOT,
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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 3600 € and 4900€ 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 : A39873BTX06
FILE COMPLETE
AND PHOTOS
ON REQUEST

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