LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



MAGNIFICENT 6-BEDROOM FAMILY HOME, BEATIFULLY-BUILT WITH LOVELY POOL AREA AND BREATHTAKING PANORAMIC VIEWS

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PROPERTY FACT FILE

REFERENCE	A43995MLE06
PRICE	€ 1,595,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	6
ACCOMMODATION	296 m²
LAND	2842 m²
TOWN	Peymeinade
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

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





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- Dominant position with panoramic views
- Excellent build quality
- Magnificent pool, large pool house and gardens
- Reversible air-conditioning units throughout
- Ideal large family home, holiday home or B&B

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This lovely bastide-style villa with typical terra cotta flooring throughout was built in the early 1980's and faces south-east, sitting atop a fully-enclosed 2842m² plot of land in a tranquil setting on the outskirts of the small, market town of Peymeinade, just north of Cannes.



DESCRIPTION

Once through the electric gates the short driveway leads up to the villa, with ample parking immediately to the left but also to the right, at what is the rear of the house. Let's imagine we've parked directly to the left and we shall visit the property from here…

Walking up the stone pathway, we are immediately greeted by the pool, sun decks and pool house straight ahead… Uninterrupted views can be enjoyed in all directions from the beautifully-landscaped gardens, whether you might wish to contemplate the rolling hills of the nearby villages of Cabris and Speracedes in the north, or Grasse and the Southern Alps to the east, or indeed the deep blue of the magnificent Mediterranean coast to the south. The grass lawns are beautifully-kept, maintained by an automatic sprinkler system, and the nicely-trimmed citrus fruit trees and shrubs bear witness to the care and attention that this lovely property has always received from its owners over the years.



The renovated pool boasts a solar-powered cover / security system and the pool house is a very comfortable 35m² with a fully-equipped summer kitchen, a sunken lounge area with flat screen TV and a dining area with adjoining terrace, the perfect combination for many a family gathering! From here the beautiful façade of the house can be admired, with its own lovely, shaded terraces.

The double staircase in front of the house leads up to the front door and a comfortable covered terrace of 28m², also accessible from the ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43995MLE06

COMPLETE FILE AND PHOTO ON REQUEST

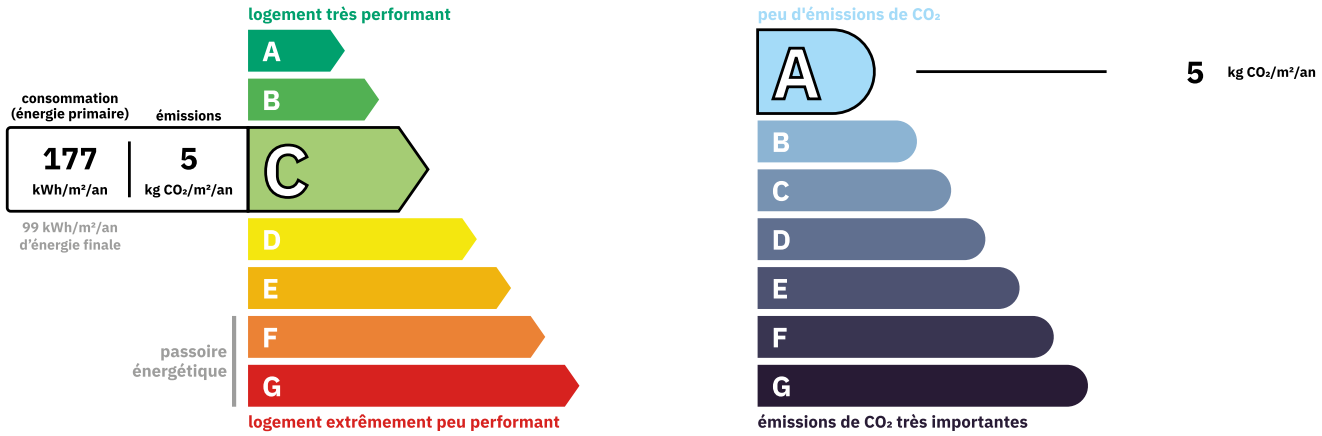
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 3502 € and 4739€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A43995MLE06
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