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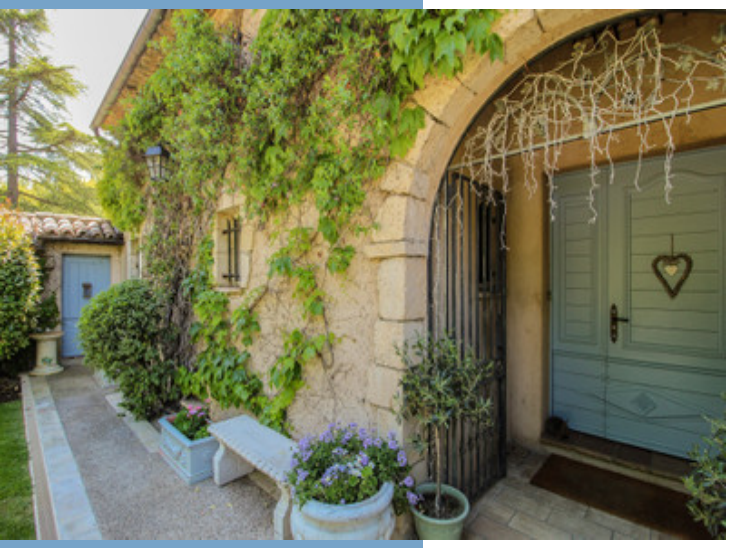
PICTURESQUE 6-BEDROOM BASTIDE IN A GATED DOMAIN, WITH LOVELY POOL AREA AND MAGNIFICENT GARDENS

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PROPERTY FACT FILE

REFERENCE	A44929MLE06
PRICE	€ 3,190,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	363 m²
LAND	5337 m²
TOWN	Châteauneuf-Grasse
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Lake

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





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- Stunning property and grounds
- Uninterrupted views
- Magnificent pool area and pool house
- Extremely quiet location
- Ideal "get away from it all", lifestyle property

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This prestigious address in the heart of the Alpes-Maritimes is situated near the hilltop village of Chateauneuf de Grasse, just 15 minutes north of Cannes and half an hour from Nice airport. Built in the late 1970's / early 1980's, this gated domain comprises 10 properties, each with generous plots of land of which this one, at 5337m², is arguably

DESCRIPTION

As the electric entrance gates open, the stunning beauty of this bastide is immediately revealed… We catch a glimpse of the first pond beyond the flowery hedgerow immediately to the right, after which the paved driveway leads us past the guest cottage towards the main house, with covered parking for two vehicles further down on the left. Approaching the eastern façade and front door, we can immediately appreciate the beautiful stonework and attractive aromatic jasmine and broad-leafed vines hugging the building, along with the first of the property's immaculate lawns. Flowering plants are omni-present and burst into a myriad of colour come springtime. The pale blue of the hardwood doors and shutters is typical of the region and perfectly round off the ensemble.



Set on the main forecourt, the independent 51m² one-bedroom guest cottage is surrounded by a flagstone pathway with direct access to the pond and summerhouse beyond. Inside there is firstly a comfortable 32m² lounge area with exposed wooden beams and beautiful terracotta tile flooring, punctuated by a cosy, open fireplace. To the right, the open-plan kitchenette adjoins a small dining area, and just beyond is the 18m² bedroom suite, with in-built cupboards and bathroom. Opening the bedroom window will allow a view over the northern half of the garden as well as the lower pond, a wonderful sight to behold first thing in the morning! Ideal for family, friends or even a caretaker for the property.

Now back to th...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44929MLE06

COMPLETE FILE AND PHOTO ON REQUEST

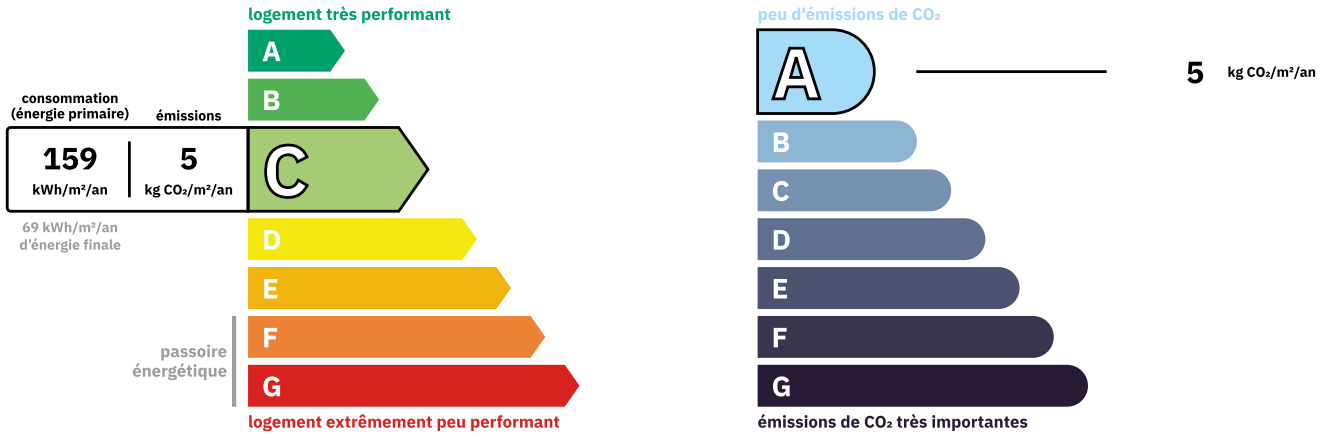
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 3157 € and 4271€ for 2021

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 :A44929MLE06

FILE COMPLETE AND PHOTOS ON REQUEST

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