





## DESCRIPTION

Step into history with this cosy 17th-century stone house, once an olive oil mill. The well-preserved property exudes character and charm, with a generous 250 m<sup>2</sup> living space divided into two wings, connected by the mill's original paddle wheel, still partially preserved.

Nestled on a serene hill, it's a short 15-minute drive from Nice Côte d'Azur Airport and 20 minutes from the vibrant heart of Nice. The picturesque old village of Carros, part of the "Perched Villages" of the Côte d'Azur, is within 5 minutes by car.

The west wing's ground floor showcases a spacious 65 m<sup>2</sup> charming living room with the mill's old basin and a new modern kitchen with serene green views. The upper floor houses the main entrance, four bedrooms, a bathroom, and a shower room.

The east wing includes two independent studios, ideal for a charming bed and breakfast (chambre d'hôtes) venture.

The expansive wooded plot gives the feeling of a private forest with plenty of hidden corners to explore. The driveway and large covered parking area provide space for multiple vehicles.

\*\* A virtual tour is available upon 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>

## LOCAL TAXES

Taxe foncière:	2821 EUR
Taxe habitation:	EUR

## NOTES