

## Charming House in the Quaint Medieval Village of Gattières in the South of France, near Nice, w/ B&B Potential



## INFORMATION

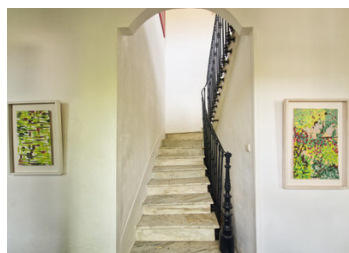
Town:	Gattières
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	307 m2

## IN BRIEF

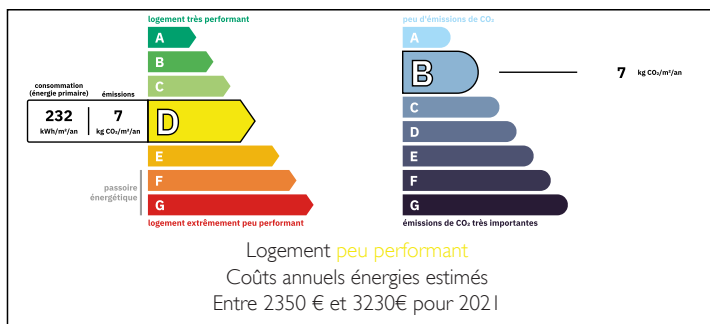
Located in the heart of the picture-book medieval village of Gattières on the Côte d'Azur near Nice, this charming house will seduce you from the moment you enter its peaceful courtyard and garden.

Perfectly suited as a permanent family residence or a delightful holiday retreat, the property also unveils its potential as a lucrative investment: Either as a charming B&B to indulge in a passive income stream or as a sought-after short-term rental destination in one of the most coveted tourist hubs in the South of France.

Spread across three levels and conveniently accessible by car, this gem boasts a rare closed garage, an invaluable asset in this historic French village. The upper levels unfold to reveal four bedrooms, a spacious kitchen, two inviting living areas, and both a shower room and bathroom.

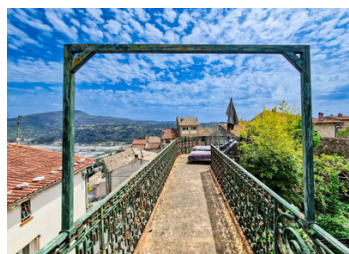


## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière:** 1090 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Welcome to this charming house nestled in the heart of Gattières, a picturesque medieval village on the stunning Côte d'Azur, just a stone's throw away from Nice. From the moment you step into its tranquil courtyard and garden, you'll be captivated by its character and allure.

Ideal as either a permanent family residence or a delightful holiday getaway, this property also holds promise as a savvy investment opportunity. Whether you envision it as a cozy B&B, offering a steady passive income, or as a sought-after short-term rental in one of the region's prime tourist destinations, the potential is endless.

This unique property boasts a quaint courtyard garden, a rare find among similar homes in historic villages, with an above-ground swimming pool. Spread across three levels and easily accessible by car, it features a coveted closed garage, a rarity in this charming French village, with potential for a second. A spacious wine cellar is available. There is room for a second cellar, although it remains unused by the current owners.

The ground level, accessible via the courtyard garden, welcomes you with an entrance hall, a spacious kitchen with dining area, a living room with balcony, a courtyard-facing bedroom, and a bathroom with WC. A beautiful historic staircase connects the ground and upper levels.

Upstairs, discover three bedrooms, two with private balconies, a generous living area with a wood-burning stove, and a shower room with WC. The living room extends to a unique atypical terrace, offering a serene spot for...