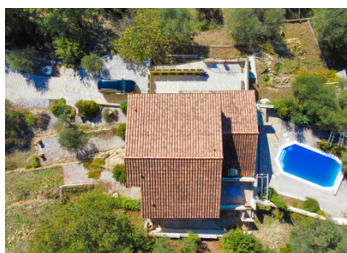
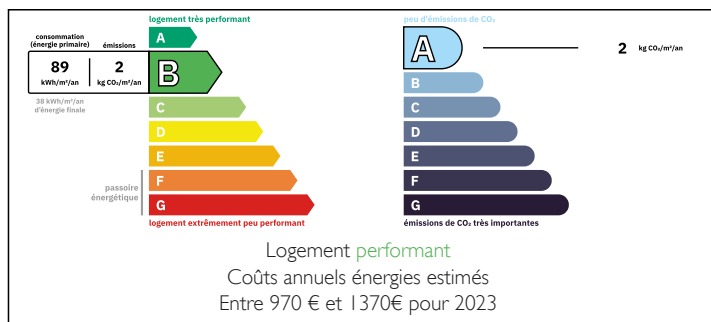


Idyllic Countryside Villa in Pierrefeu (06910) w/ Panoramic Views, Pool, in South of France.

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Pierrefeu
Department:	Alpes-Maritimes
Bed:	3
Bath:	4
Floor:	137 m2
Plot Size:	1782 m2

## IN BRIEF

Situated in the peaceful village of Pierrefeu (06910), just an hour's drive from Nice, this stunning villa in the South of France combines traditional architecture with a modern layout.

Built in 2010, the property offers breathtaking views of the surrounding mountains in the Côte d'Azur countryside, with a south/south-west orientation ensuring sunlight all year. The villa features three levels, including a closed garage, three bedrooms—each with an en-suite bathroom—and a study.

Enjoy a spacious terrace, a private swimming pool with a counter-current pump, and a well-equipped BBQ area, making this an ideal retreat for family gatherings or entertaining guests.

Set on a secluded 1,800m² plot with olive trees, this property is perfect as a year-round family home or a

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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:** 1681 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

### OVERVIEW:

Discover the charm of this exquisite villa in Pierrefeu, a picturesque village nestled in the Alpes-Maritimes, just an hour's drive from Nice on the Côte d'Azur. This beautiful property, constructed in 2010, seamlessly blends traditional architecture with modern living, offering an authentic experience of life in the South of France. Positioned at an altitude of approximately 500 meters, the villa offers breathtaking panoramic views of the lush, surrounding mountains and enjoys a south/south-west exposure, ensuring sunlight throughout the year. With 137m<sup>2</sup> of habitable space and a total of 188m<sup>2</sup> including a closed garage and laundry, the home provides ample room for comfort and flexibility.

Set on a serene 1,800m<sup>2</sup> plot adorned with olive trees, this villa features three levels of living space. The main floor's cathedral living room and sun-drenched terrace offer ideal spaces for relaxation and entertaining, while the private pool—equipped with a counter-current pump—adds a touch of luxury. For those seeking tranquility in the South of France or a second home away from the bustling coast, this countryside retreat presents an idyllic choice. It also offers the option to convert existing spaces into additional living areas, enhancing its potential.

For those considering expansion, there is also the possibility of purchasing two adjacent and constructible plots, offering opportunities for further development or investment in this idyllic part of the Côte d'Azur.

### THE LAYOUT AND AMENITIES:

The garden level houses a large closed garage that can easily accommodate two large vehicles, along with a laundry area. The laundry...