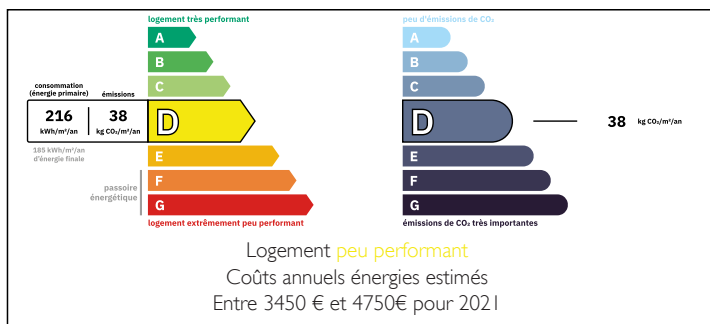


Charming villa with stunning views situated in the heart of Saint-Cezaire-sur-Siagne

EXCLUSIVE



ENERGY - DPE



INFORMATION

| | |
|-------------|--------------------------|
| Town: | Saint-Cézaire-sur-Siagne |
| Department: | Alpes-Maritimes |
| Bed: | 5 |
| Bath: | 3 |
| Floor: | 189 m2 |
| Plot Size: | 1500 m2 |

IN BRIEF

Ideally situated in the centre of a beautiful, historic Provençal village, this enchanting villa offers breathtaking panoramic views over the mountains and the river below. A perfect blend of character and comfort, the property boasts 5 bedrooms in total, including an independent apartment with its own access — ideal for guests or rental opportunities.

Inside, you'll find a welcoming Provençal kitchen and a spacious open-plan living and dining area that opens directly onto a large terrace, where the stunning scenery becomes part of everyday life.

The outdoor spaces are equally impressive: a private swimming pool surrounded by a Mediterranean-style garden, a fully equipped summer kitchen for al fresco dining, and a covered carport for convenient parking.

With a strong rental history, this property would

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: 2221 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A gated entrance opens onto a staircase leading down to the villa.

Upon entering the property, there is a charming open plan living space, with provencal kitchen , dining area and living room with an open plan fireplace. Doors lead onto the terrace, where there are stunning views over the mountains and the river below.

On this level there are three bedrooms - all with built in storage, two shower rooms, and a separate guest toilet.

Upstairs there is a small children's bedroom.

If we continue downstairs, there is a study, and then the one bedroom apartment which can also be accessed independently. This includes an open plan kitchen, dining and living area, double bedroom and bathroom. The apartment benefits from air-conditioning.

At the far end of the villa is the boiler room, and a door leading to the garden.

The swimming pool measures 9m x 4m and has a charming summer kitchen, shower and WC. The pump was replaced in 2024 and there is an automatic watering system throughout the garden..

This charming villa is ideally situated in the heart of this pretty village, where there is a fantastic market every week, plus a great selection of bars and restaurants. All local amenities can be found within a short walk.

Information about risks to which this property is exposed is available on the Géorisques website :