

Peaceful Alpine Hideaway with Garden, Views & Rustic Charm – Gréolières



INFORMATION

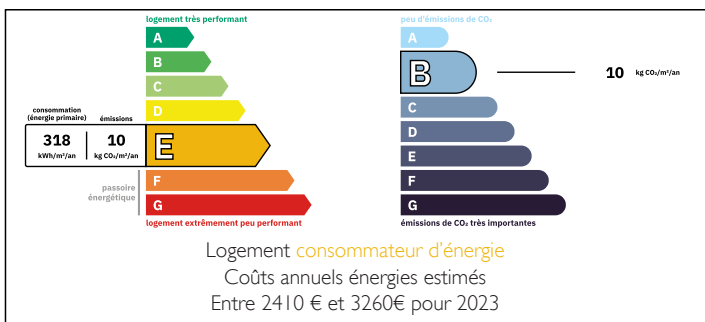
Town:	Gréolières
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	99 m2
Plot Size:	52 m2

IN BRIEF

This charming 1880s stone house is nestled in a peaceful mountain hamlet, just 17 km from the Gréolières-les-Neiges ski resort and under an hour from Nice Airport. Spread over 3 levels, it features a cozy living room with wood-burning stove, open-plan kitchen, exposed beams and stone walls, a master suite, a second bedroom with direct garden access (ideal for guests or rental), and a third bedroom with office space. Enjoy a terraced garden with panoramic views, a 1.5-car garage, and a unique wine cellar carved into the rock. Set in the heart of unspoiled nature, close to hiking trails, forests, and cliffs, this rare property is perfect as a peaceful main residence, a holiday retreat, or a character-filled rental investment in the Provençal Alps.



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: 323 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Tucked away in a peaceful mountain hamlet in the beautiful arrière-pays of the French Riviera, this authentic stone house dating back to 1880 is a true hidden gem. Offering panoramic views, rustic elegance, and undeniable charm, it's the perfect mountain escape — just 17 km from the Gréolières-les-Neiges ski resort and less than an hour from Nice International Airport.

Set across three levels and partially built into the rock, this character-filled home combines timeless authenticity with modern comfort:

Ground floor: A warm and welcoming living room with wood-burning stove, open-plan kitchen, original wooden beams, exposed stone walls, and serene views of unspoiled nature.

First floor: A bright master suite with bathroom, and a second independent bedroom ideal for guests or seasonal rental income — both opening directly onto the garden with spectacular mountain views.

Second floor: A cozy bedroom with adjoining office or dressing room, perfect for remote work or hosting family — always accompanied by sweeping views across the valley.

Outside, a peaceful garden with panoramic views offers the perfect setting for outdoor dining, lounging in the sun, or hosting a barbecue with friends, surrounded by nature and fresh alpine air.

A 1.5-car garage allows space for skis, paragliding gear, or outdoor equipment, while a stone wine cellar carved into the rock adds a unique touch — ideal for tastings and storing your favorite vintages.

Located in the charming village of Gréolières, this property places you at the heart of one of the region's best-kept secrets. Surrounded by hiking and...