

## Dream Stone Home in Idyllic Medieval Village | 20 Min from Nice | Unique Charm & Business Potential



## INFORMATION

Town:	Peillon
Department:	Alpes-Maritimes
Bed:	3
Bath:	3
Floor:	136 m2
Plot Size:	4 m2



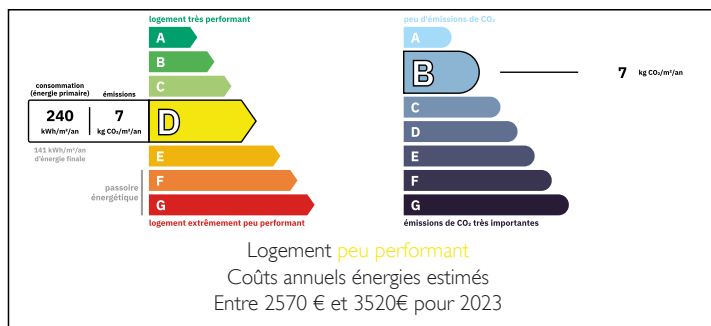
## IN BRIEF

Nestled in the heart of the picturesque medieval village of Peillon, this unique 3-bedroom stone house is a true haven of charm and authenticity—accessible only on foot via a short stroll from the main square and about 50 scenic, gently ascending stone steps.

Exceptionally bright for a village house of this era, it benefits from numerous windows on all sides, flooding the interior with natural light throughout the day.

The home has been tastefully renovated, blending contemporary comfort with centuries-old character. It offers three spacious en-suite bedrooms, a cozy living room with wood-burning oven, an inviting dining room, a large fully equipped kitchen, and a guest WC.

## ENERGY - DPE



A rare architectural feature—a small private

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.



## DESCRIPTION

### OVERVIEW:

A rare gem in the heart of the medieval village of Peillon, just 20 minutes from the bustling center of Nice and the azure waters of the French Riviera. This exceptional 3-bedroom stone house offers the perfect blend of authentic charm, elegant renovation, and breathtaking views over the Peillon valley.

Perched in the village and accessible only by foot via a series of historic, paved steps, the home enjoys an exclusive position of privacy and serenity. Unlike many traditional village houses, this one is remarkably bright, thanks to its corner orientation and numerous windows on all sides, flooding the interior with natural light throughout the day.

Fully and tastefully renovated with high-quality materials, the house combines modern comforts—such as updated bathrooms and a stylish kitchen—with timeless architectural details like curved stone ceilings, exposed beams, and a one-of-a-kind footbridge connecting the main house to a separate bedroom suite with its own balcony and jaw-dropping panoramic views. Whether you're searching for a full-time residence, a charming holiday retreat, or an investment with strong seasonal rental potential, this property is a true standout in the Côte d'Azur property market.

## LOCAL TAXES

Taxe foncière:	509 EUR
Taxe habitation:	EUR

## NOTES

### LAYOUT:

With a total habitable surface of 136 m<sup>2</sup> plus 44 m<sup>2</sup> of additional storage, this property offers ample and versatile space across two levels and an annex, including two vaulted stone cellars:

#### Ground Floor (Main House):

- Entrance Hall: 1.92 m<sup>2</sup>
- Cozy Living Room with wood-burning stove: 19.84 m<sup>2</sup>
- Spacious Dining Area perfect for entertaining: 28.85 m<sup>2</sup>
- Large, Fully Equipped Kitchen with separate...