

Beautifully restored 4 bedroom villa with swimming pool and views. Grasse



INFORMATION

Town:	Grasse
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	200 m2
Plot Size:	1600 m2

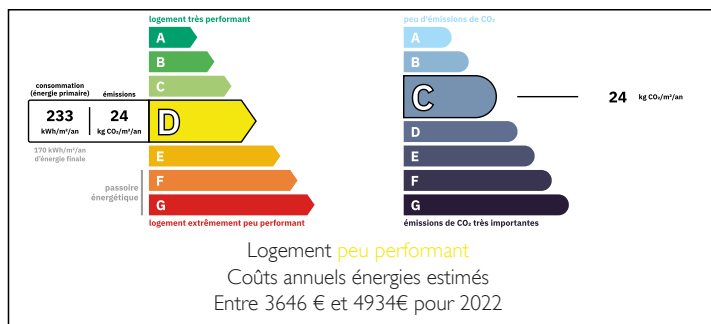


IN BRIEF

This beautifully restored villa combines modern comfort with timeless charm, finished to the highest standard with premium materials and appliances. The spacious open-plan living area and kitchen feature elegant wooden flooring, creating a warm and inviting atmosphere. On the ground floor, three bright bedrooms open directly onto the terrace and landscaped garden, while the first floor has a private en-suite bedroom.

Outdoors, you'll find a Mediterranean-inspired garden with a sparkling swimming pool and relaxing jacuzzi—perfect for entertaining or unwinding in complete privacy.

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.



DESCRIPTION

Fully renovated in 2024, this elegant villa has been upgraded with high-quality fixtures, fittings, and modern comforts throughout. The heart of the home is a brand-new kitchen with laundry area, seamlessly flowing into the spacious living room with a wood-burning fireplace and direct access to the sunny terrace. At the rear, a private office or cozy TV room offers a quiet retreat.

The ground floor also includes a practical store cupboard, guest WC, two comfortable bedrooms and a family bathroom. The highlight is a vast master suite with garden access, a dressing room, and a luxurious shower room featuring handcrafted tiles and a private toilet. Upstairs, a guest bedroom with an en-suite shower room completes the living space.

Outdoors, the Mediterranean-inspired garden has been designed for both beauty and ease of maintenance. Multiple seating areas provide space for relaxation and entertaining, including a shaded seating area with captivating sea views. A saltwater swimming pool and jacuzzi add a touch of resort-style luxury. The garden also includes a charming chalet for guests, ample storage for garden equipment, and a covered parking area.

This villa perfectly combines style, comfort, and functionality, offering a serene retreat with every modern convenience.

It is ideally situated, less than 30km from Nice airport (a 30 minute drive) and 20km from Cannes, this property should not be missed!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES