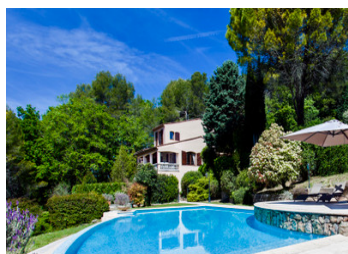


Contemporary villa, 6 bedrooms, 5300 m plot, swimming pool, self-contained studio, close to golf course

EXCLUSIVE



INFORMATION

Town:	Châteauneuf-Grasse
Department:	Alpes-Maritimes
Bed:	7
Bath:	5
Floor:	255 m2
Plot Size:	5300 m2

IN BRIEF

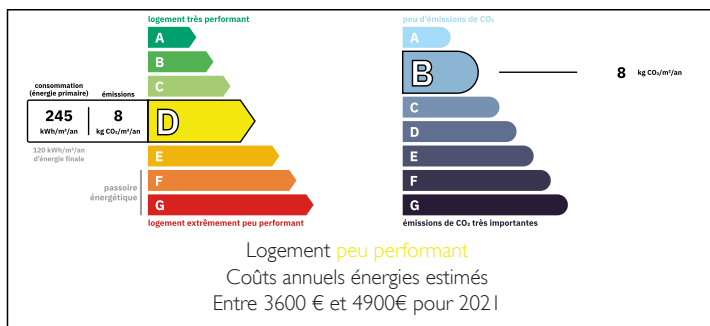
Exceptional setting for this property with 255 m² of living space set in 2 acres of greenery. Located approx. ½ h from Nice airport.

South-facing, unoverlooked, with panoramic views, the impressive size of the plot preserves its serenity. The whole villa offers 9 rooms on 3 levels, comprising: entrance hall, A/C dining and reception room with fireplace, modern kitchen, 5 air-conditioned bedrooms, 4 shower rooms and an independent studio or caretaker's flat, set in wooded grounds.

The price displayed corresponds to the lowest possible opening bid, including negotiation fees. Participation in this interactive sale is subject to prior viewing and approval.

Contact for information, floor plan, virtual tour and viewing: +33 (0)7 81 23 65 77

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

Close to Grasse (06130) and Plascassier, this property in Châteauneuf de Grasse offers around 255 m² of living space, divided into spacious, light-filled rooms with unobstructed views over the countryside, most of which open onto perfectly-facing terraces.

The ground floor comprises a vast entrance hall leading to a generously sized reception room (46 m²) with a fireplace that opens on to the outside, a beautifully designed fitted kitchen that opens on to a vast covered terrace overlooking the parklands, a bedroom (with bathroom and toilet) that opens on to the terrace, and 1 guest toilet.

A comfortable marble staircase leads from the entrance hall to the master suite, which spans the entire 1st floor and offers a bathroom, wc and built-in storage space.

A second staircase, also leading from the entrance hall, leads to the garden level, which comprises 3 air conditioned bedrooms, 1 bathroom with WC and a shower room with WC, as well as a utility room that could be converted into a kitchen.

The studio or caretaker's accommodation is located nearby, is independent and has its own entrance.

In the heart of the wooded grounds, the vast 15m x 7m infinity pool with its beach and comfortable pergola underlines the elegance and serenity of the setting.

Barbecue with pizza oven, fibre internet, top quality materials, intercom, ample parking, electric gates, etc. add an undeniable touch of well-being to this beautiful property, which requires no work to appreciate.

* SALE BY TENDER *...

LOCAL TAXES

Taxe foncière: 1180 EUR

Taxe habitation: EUR

NOTES