

Charming Village Home with Views and Absolute Calm in Pégomas



INFORMATION

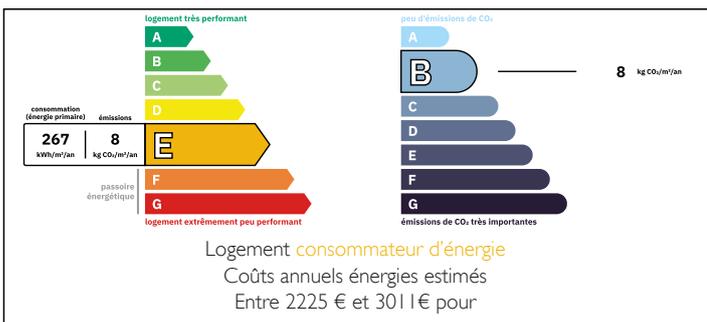
Town:	Pégomas
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	88 m ²
Plot Size:	180 m ²

IN BRIEF

A rare opportunity in the heart of Pégomas, this charming detached house offers absolute calm just a short walk from village amenities. The main level features an elegant entrance with wrought iron door, a cosy living room, and a fully equipped kitchen that opens onto a spacious veranda with beautiful views of the Tanneron hills. Upstairs are two bedrooms with oak wardrobes, a bathroom, and a separate toilet.

An independent 12 m² annex provides ideal space for a home office, professional activity, or guest accommodation, complete with shower room, WC, and dressing area. The property also boasts a large tiled basement with automatic door, perfect for secure parking and storage, plus an exterior terrace for summer evenings. Double glazing, a fireplace, and mains drainage complete the features. Excellent access to all main roads: 5 minutes from Cannes and 25...

ENERGY - DPE



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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

Rare on the market, this charming detached house enjoys absolute calm in the very heart of the village of Pégomas, an exceptional setting for those seeking comfort, convenience, and character. Within walking distance of all village amenities, yet peacefully tucked away, the property offers an ideal lifestyle on the Côte d'Azur.

The home opens with an attractive entrance hall featuring a bespoke wrought iron door, setting the tone for the refined details found throughout. The welcoming living room is filled with natural light and connects seamlessly to the fully fitted and equipped kitchen. Adjacent, a spacious veranda extends the living space and creates a superb spot for dining or relaxing while enjoying the panoramic views over the Tanneron hills and the surrounding greenery.

Upstairs, two charming bedrooms offer built in oak wardrobes and peaceful outlooks. A bathroom and an independent WC complete the upper floor. One of the major advantages of this property is its independent annex: a 12 m² room that can serve as a professional office, treatment room, artist's studio, or comfortable guest bedroom. With its own shower room, WC, and dressing area, it provides complete privacy and flexibility of use.

The house also benefits from an extensive tiled basement with automatic garage door, large enough to accommodate a car, several motorbikes, and extensive storage. An adjoining workshop space is ideal for DIY enthusiasts or professionals needing additional workspace.

Outdoors, a pleasant terrace allows for relaxing summer evenings and open air dining. Double glazed windows, a fireplace,...

LOCAL TAXES

Taxe habitation: EUR

NOTES