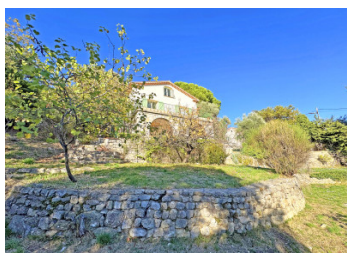


## Panoramic Sea-View Villa in a Prime Hillside Setting



## INFORMATION

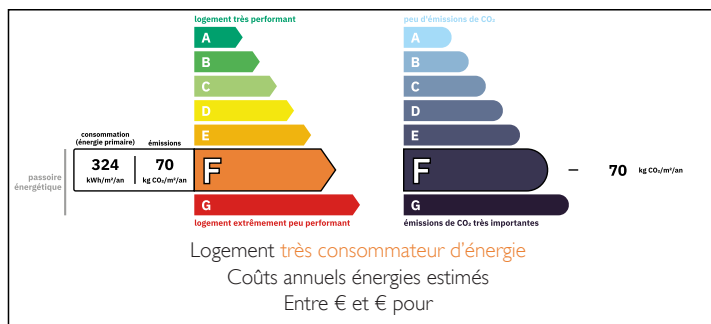
Town:	Grasse
Department:	Alpes-Maritimes
Bed:	5
Bath:	2
Floor:	142 m <sup>2</sup>
Plot Size:	2616 m <sup>2</sup>

## IN BRIEF

Set in the heart of a highly sought after residential area, this charming Provençal villa offers 142 m<sup>2</sup> of living space with breathtaking panoramic views across the hills to the sea. South facing and exceptionally peaceful, the property sits on 2,616 m<sup>2</sup> of terraced land planted with olive trees and Mediterranean vegetation, complete with large terraces ideal for outdoor living.

Arranged over two levels, the house features bright reception rooms opening onto the terrace, four main bedrooms, plus an independent bedroom with shower room, perfect for guests or rental potential. With garage, parking and strong renovation potential, this is a rare opportunity in an established hillside location.

## 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

Located in a prized south facing residential sector, this traditional Provençal villa enjoys uninterrupted panoramic views over the surrounding countryside and out to the Mediterranean Sea. Offering 142 m<sup>2</sup> of living accommodation, the house is set within generous terraced grounds of 2,616 m<sup>2</sup> planted with mature olive trees, creating a tranquil and authentic Riviera atmosphere.

The main living level opens with an entrance hall leading to a bright living and dining room with fireplace and large windows opening directly onto a wide terrace overlooking the landscape. A separate fitted kitchen sits alongside, together with a guest WC.

On the garden level, three bedrooms with built in storage are complemented by a bathroom, a shower room and two separate toilets, providing comfortable family accommodation and flexible living arrangements.

In addition, an independent bedroom of approximately 30 m<sup>2</sup> with its own shower room and attic WC offers excellent potential for guest accommodation, a teenager's suite, or a home office.

Outside, the terraced gardens unfold down the hillside with stone walls, shaded corners and open viewpoints that capture the sweeping scenery from dawn to dusk. Multiple terraces invite alfresco dining and relaxation, while the natural topography ensures privacy and uninterrupted vistas.

Further features include gas central heating, double glazing, quality interior fittings, a large garage, carport and off road parking. While the property would benefit from some updating, it represents a rare chance to create a personalised hillside retreat in one of the area's most desirable locations, close to amenities yet immersed...

## LOCAL TAXES

**Taxe foncière: 2001 EUR**

**Taxe habitation: EUR**

## NOTES