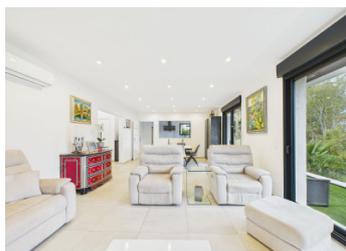


## Luxury Contemporary Home with Panoramic Views



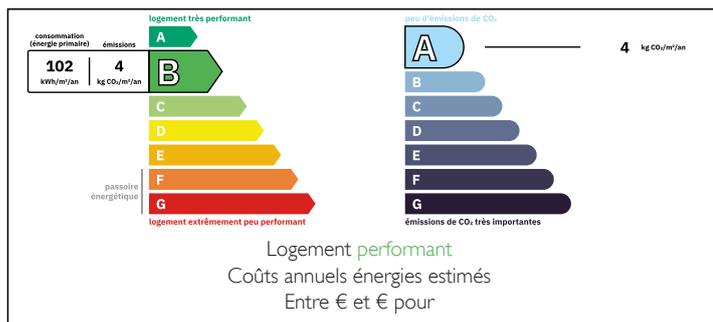
## INFORMATION

Town:	Grasse
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	186 m <sup>2</sup>
Plot Size:	4270 m <sup>2</sup>

## IN BRIEF

Set in the sought after Peyloubet area of Grasse, this exclusive contemporary villa offers around 186 m<sup>2</sup> of elegant living space within landscaped grounds of approximately 4,270 m<sup>2</sup>. Bathed in natural light, the main reception room opens onto a covered terrace ideal for outdoor entertaining, while the fully equipped independent kitchen and pantry combine style with practicality. The property features four bedrooms including a refined principal suite, several shower rooms, and family-friendly accommodation throughout. Outdoors, an inviting Bali tiled swimming pool, covered spa, barbecue terrace, garage, and multiple parking spaces complete this peaceful hillside retreat, an ideal Côte d'Azur residence for year round living or refined holidays.

## 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 an established residential enclave in Peyroubet, Grasse, this exclusive villa enjoys a serene green environment with open views across the surrounding hills. Built in 2010 and presented in excellent condition, the home combines contemporary architecture with high quality finishes and generous proportions.

The ground floor welcomes you with an entrance hall featuring storage and a guest cloakroom. A bright open-plan living and dining area forms the heart of the house, opening directly onto a covered terrace designed to extend daily life outdoors.

Adjacent is a fully equipped independent kitchen with modern fittings, complemented by a practical pantry and direct exterior access.

Also on this level is an elegant principal suite comprising a spacious bedroom, bespoke walk-in dressing room, and a private shower room with WC, offering comfort and privacy on a daily basis.

Upstairs, a landing leads to three further bedrooms, including one opening onto its own terrace. Two benefit from en suite shower rooms, while an additional family shower room ensures ease for guests and family alike. Each room is finished in a clean, contemporary style with large windows framing the surrounding landscape.

Set within approximately 4,270 m<sup>2</sup> of gently terraced land, the garden is a highlight of the property. Lawns, mature planting, and stone retaining walls surround an elegant Bali tiled swimming pool, complemented by a covered spa area for year round relaxation. A large terrace currently arranged as a barbecue and entertaining space makes the most of the tranquil setting and countryside outlook.

Practical...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES