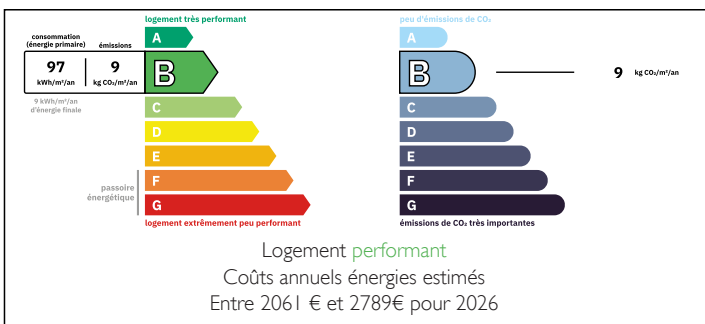


Sea View Villa with Renovation Potential - Grasse



AI Interpretation for illustrative purposes only.

ENERGY - DPE



INFORMATION

Town:	Châteauneuf-Grasse
Department:	Alpes-Maritimes
Bed:	5
Bath:	2
Floor:	223 m2
Plot Size:	0 m2

IN BRIEF

Set in a sought after residential area of Châteauneuf-de-Grasse, this family property enjoys panoramic views extending to the Mediterranean. The main residence, entirely on one level, offers bright, generous living spaces with a fireplace lounge, dining area, separate kitchen, and utility room.

The night area includes three bedrooms, notably a principal suite with dressing room and en suite bathroom, plus a second bathroom.

An independent three-room apartment with terrace and garden provides ideal guest accommodation or rental potential.

The property also features a swimming pool, landscaped grounds, secure access, and a double garage.

Well maintained and immediately habitable, it offers

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 one of the most desirable residential areas of Châteauneuf-de-Grasse, this family property offers a privileged setting with panoramic views stretching across the surrounding countryside to the Mediterranean Sea.

The main house, arranged entirely on one level, provides a practical and comfortable layout, ideal for both everyday living and entertaining. The entrance opens into a spacious and light filled living room centred around a fireplace, extending naturally into a convivial dining area. Large openings create a seamless connection with the exterior spaces, allowing the views and natural light to take centre stage.

The independent kitchen, complemented by a separate utility room, is functional and well positioned, offering scope for reconfiguration or modernisation depending on the buyer's vision.

The sleeping area comprises three bedrooms, including a principal suite with dressing room and en-suite bathroom. Two additional bedrooms are served by a second bathroom, making the layout perfectly suited to family living.

A significant advantage of the property is the independent three room apartment, complete with its own terrace and garden. This space provides flexibility for hosting guests in complete privacy, accommodating extended family, or generating rental income.

Externally, the property benefits from well maintained landscaped grounds, a swimming pool, and multiple outdoor living areas designed to enjoy the exceptional setting. The overall plot offers further potential for enhancement, whether through landscaping improvements or the creation of additional outdoor features.

The property is secured and includes a double

LOCAL TAXES

Taxe habitation:

EUR

NOTES