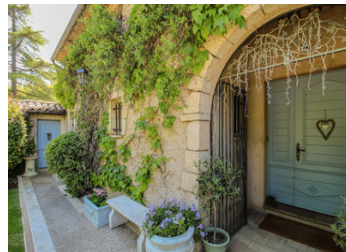


Picturesque 6-bedroom bastide in a gated domain, with lovely pool area and magnificent gardens



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Châteauneuf-Grasse |
| Department: | Alpes-Maritimes    |
| Bed:        | 6                  |
| Bath:       | 4                  |
| Floor:      | 363 m2             |
| Plot Size:  | 5337 m2            |

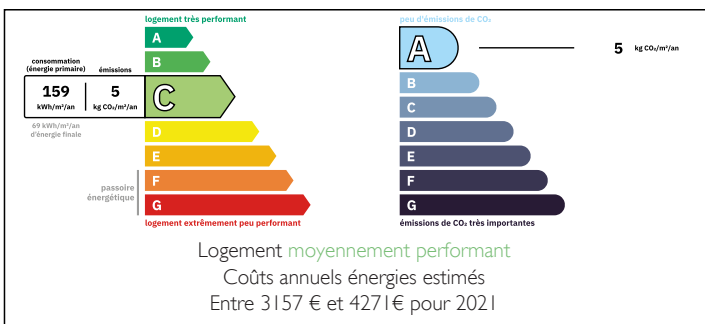


## IN BRIEF

This prestigious address in the heart of the Alpes-Maritimes is situated near the hilltop village of Chateauneuf de Grasse, just 15 minutes north of Cannes and half an hour from Nice airport. Built in the late 1970's / early 1980's, this gated domain comprises 10 properties, each with generous plots of land of which this one, at 5337m<sup>2</sup>, is arguably the most pleasing to the eye...

The property is split into two separate units, boasting a generous 330m<sup>2</sup> of total habitable space over two levels. Finished in 1981 and extended in 1990, the buildings have been lovingly maintained by their current owners since their purchase some 10 years ago and constitute an ideal lifestyle asset for the discerning buyer in search of a beautiful haven of peace close to, and just far enough away from, all the hustle and...

## 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

As the electric entrance gates open, the stunning beauty of this bastide is immediately revealed... We catch a glimpse of the first pond beyond the flowery hedgerow immediately to the right, after which the paved driveway leads us past the guest cottage towards the main house, with covered parking for two vehicles further down on the left. Approaching the eastern façade and front door, we can immediately appreciate the beautiful stonework and attractive aromatic jasmine and broad-leafed vines hugging the building, along with the first of the property's immaculate lawns. Flowering plants are omni-present and burst into a myriad of colour come springtime. The pale blue of the hardwood doors and shutters is typical of the region and perfectly round off the ensemble.

Set on the main forecourt, the independent 51m<sup>2</sup> one-bedroom guest cottage is surrounded by a flagstone pathway with direct access to the pond and summerhouse beyond. Inside there is firstly a comfortable 32m<sup>2</sup> lounge area with exposed wooden beams and beautiful terracotta tile flooring, punctuated by a cosy, open fireplace. To the right, the open-plan kitchenette adjoins a small dining area, and just beyond is the 18m<sup>2</sup> bedroom suite, with in-built cupboards and bathroom. Opening the bedroom window will allow a view over the northern half of the garden as well as the lower pond, a wonderful sight to behold first thing in the morning! Ideal for family, friends or even a caretaker for the property.

Now back to the main 5-bedroom house.....

## LOCAL TAXES

**Taxe foncière: 3463 EUR**

## NOTES