

A Rare Renovation Opportunity with a View

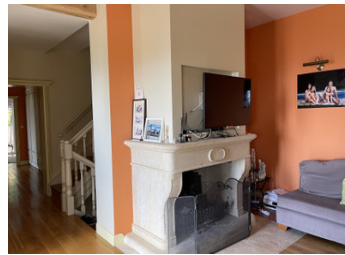


INFORMATION

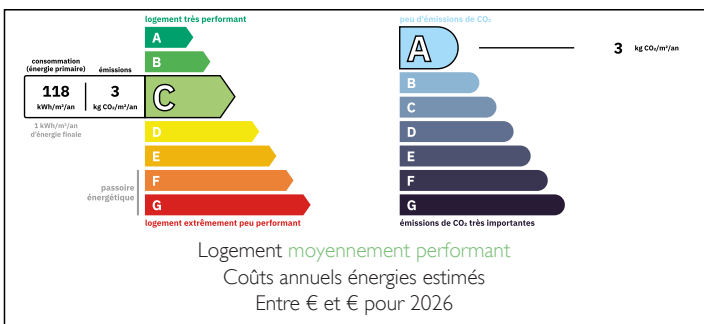
Town:	Grasse
Department:	Alpes-Maritimes
Bed:	7
Bath:	7
Floor:	232 m ²
Plot Size:	1700 m ²

IN BRIEF

This character-filled Provençal property in Grasse offers 232 m² of living space on a 1,700 m² plot with panoramic sea views. Featuring 7 bedrooms, each with its own bathroom or shower room, a bright living room with fireplace, an independent kitchen, and multiple terraces, the home provides exceptional space for family living, hospitality, or investment. A swimming pool and south-facing position enhance its appeal, while renovation work offers significant potential to create a stunning Côte d'Azur residence and add substantial value.

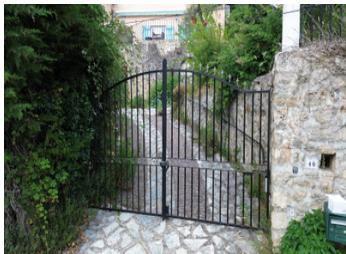


ENERGY - DPE



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

Character Property with Panoramic Sea Views – Grasse

Perched in a peaceful and elevated position in the sought-after area of Magagnosc, Grasse, this charming Provençal property offers breathtaking panoramic sea views and exceptional potential.

Set on approximately 1,700 m² of land, the house provides 232 m² of living space (around 280 m² in total) and is arranged over several levels, each benefiting from stunning views across the surrounding countryside and towards the Mediterranean.

The accommodation comprises a spacious and light-filled living room with fireplace, an independent fully equipped kitchen, and seven generously sized bedrooms. Each bedroom benefits from its own private bathroom or shower room, making the property ideal for a large family, guest accommodation, or a hospitality project.

Outside, the south-facing grounds enjoy excellent sunshine throughout the day and feature multiple terraces and a private swimming pool. While both the house and pool would benefit from renovation and modernisation, the property presents a rare opportunity to create a substantial family residence or investment property in one of the Côte d'Azur's most desirable locations.

Combining authentic Provençal character, generous accommodation, panoramic sea views, and significant value-add potential, this is a unique opportunity for buyers seeking a property they can truly make their own.

Key Features:

232 m² living space (approximately 280 m² total)

1,700 m² south-facing plot

Panoramic sea and countryside views

7 bedrooms with private bathrooms/shower rooms

Bright living room with fireplace

Independent fitted kitchen

Swimming pool

Double glazing and reversible air conditioning

Information about risks to which this property is

LOCAL TAXES

Taxe foncière: **6200 EUR**

NOTES