

## Bright South-West Facing Villa in Exclusive Residential Estate



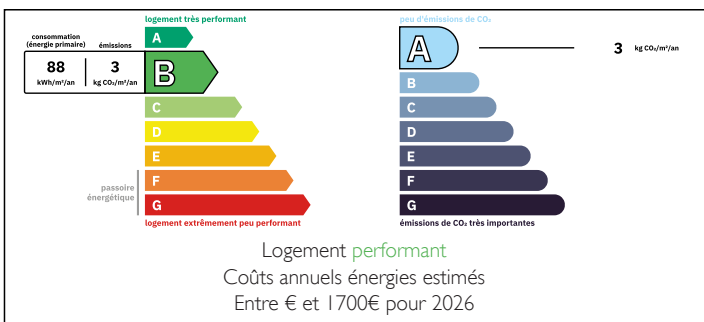
## INFORMATION

Town:	Grasse
Department:	Alpes-Maritimes
Bed:	4
Bath:	1
Floor:	110 m <sup>2</sup>
Plot Size:	230 m <sup>2</sup>

## IN BRIEF

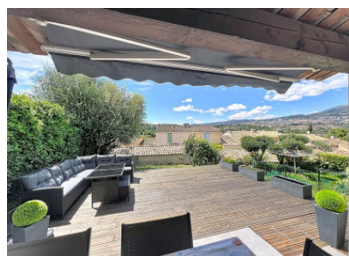
Discover this charming semi-detached villa ideally located in a peaceful residence composed exclusively of villas in Plan de Grasse. Offering approximately 110 m<sup>2</sup> of living space, the property features a superb 50 m<sup>2</sup> open-plan living area with lounge, dining room and fully equipped kitchen, creating a bright and welcoming heart to the home. Upstairs, four bedrooms, including a master suite, provide comfortable accommodation for family and guests. Benefiting from a sought-after south-west exposure, the villa enjoys sunshine throughout the day and features attractive outdoor spaces including a tiled terrace with awning and a large wooden deck, perfect for relaxing or entertaining. Fully air-conditioned and complemented by a garage, this move-in-ready home combines comfort, practicality and a convenient location close to shops, schools and transport links.

## 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

Nestled within a peaceful residential estate composed exclusively of villas, this charming semi-detached home offers the perfect balance of comfort, convenience, and outdoor living in the sought-after area of Plan de Grasse.

Upon entering, you are welcomed into a superb open-plan living space of approximately 50 m<sup>2</sup>, combining a bright lounge, dining area, and fully equipped modern kitchen. Designed for contemporary family living, this generous space benefits from excellent natural light and provides a warm and inviting atmosphere for both everyday life and entertaining. A practical laundry room and guest WC complete the ground floor.

Upstairs, the villa offers four versatile bedrooms, including a spacious principal bedroom, making it ideal for families, remote workers, or those wishing to accommodate guests. A family bathroom, separate shower room, and additional WC ensure comfort and practicality for busy households.

Benefiting from a desirable south-west orientation, the property enjoys sunshine throughout the day. Outside, a tiled terrace with retractable awning extends seamlessly to a beautiful wooden deck, creating the perfect setting for al fresco dining, summer gatherings, or simply relaxing in the Mediterranean climate.

The villa is fully air-conditioned throughout, ensuring year-round comfort, and is complemented by a private garage. Residents also benefit from numerous communal parking spaces within the estate, as well as access to a pétanque area, adding to the relaxed Provençal lifestyle.

Ideally located just minutes from local shops, schools, transport links, and major road connections, this property offers the tranquillity of a residential setting without compromising on convenience.

## LOCAL TAXES

**Taxe foncière: 1900 EUR**

## NOTES