

Spéracèdes - Approx. 221 m Provençal villa with pool and panoramic sea views



INFORMATION

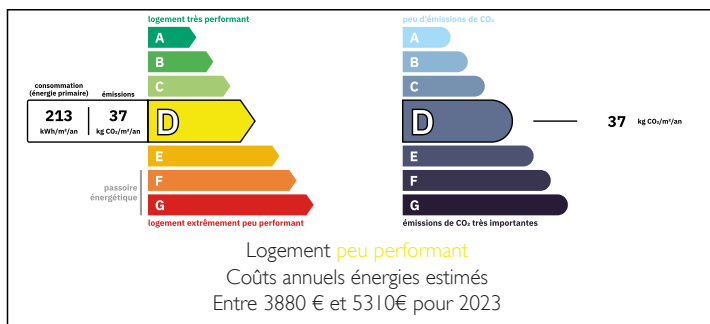
Town:	Spéracèdes
Department:	Alpes-Maritimes
Bed:	3
Bath:	3
Floor:	221 m2
Plot Size:	2639 m2



IN BRIEF

Set on the heights of Spéracèdes, this south-facing Provençal villa provides approximately 221 m² arranged over three levels within 2,639 m² of olive-planted grounds. It enjoys remarkable panoramic views across the Grasse hinterland towards the Mediterranean. The main level includes a 39 m² sitting room, separate kitchen, study and principal suite. Upstairs are two bedrooms, a bathroom and two solariums. At pool level, independent accommodation offers a sitting room, bedroom, dressing room and shower room, together with a garage, wine cellar, storage and covered terrace. A swimming pool, pool house, balconies and terraces create an exceptional outdoor setting. Renovation will allow the next owner to unlock the full potential of this spacious family property. Energy rating D / emissions rating D.

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

Set on the heights of Spéracèdes, within a preserved Mediterranean landscape, this south-facing Provençal villa enjoys spectacular panoramic views across the hills of the Grasse hinterland towards the sea.

The property stands within 2,639 m² of terraced grounds planted with mature olive trees. The house provides approximately 221 m² of advertised floor space arranged over three levels. Its stone façades, traditional terraces and authentic materials give it considerable Provençal character.

The main living level is centred around a sitting room of approximately 39 m². A stone fireplace, exposed beams and terracotta floors create a warm and welcoming atmosphere. Wide openings connect the reception areas with the terraces and the far-reaching views.

This level also includes a fitted separate kitchen, a study, a principal bedroom suite with bathroom, a utility room, a separate WC and useful storage.

Upstairs are two further bedrooms, each opening towards a private solarium or terrace from which to enjoy the surrounding landscape. A bathroom and separate WC complete this floor.

At swimming-pool level, an additional space is arranged as independent accommodation. It comprises an entrance, sitting room, bedroom, dressing room and shower room. Subject to confirmation of its authorised use and habitable floor area, it provides an ideal solution for accommodating relatives, friends or guests independently.

This level also contains a garage, wine cellar, storage areas and a covered terrace.

The outdoor spaces are among the property's greatest assets. The swimming pool is positioned to take full advantage of the landscape and is surrounded by generous sun...

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