

Saint-Cézaire-sur-Siagne – Nearly 395 m<sup>2</sup> of usable space with pool and separate apartment



## INFORMATION

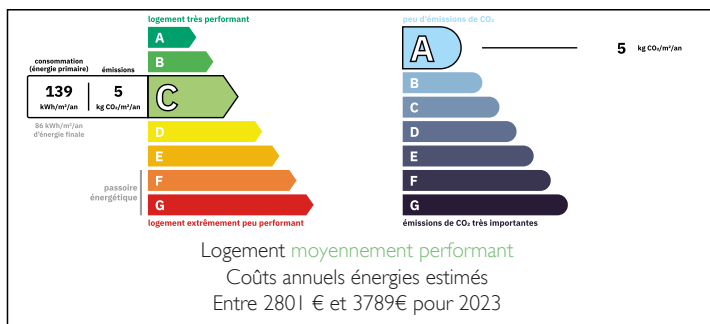
|             |                          |
|-------------|--------------------------|
| Town:       | Saint-Cézaire-sur-Siagne |
| Department: | Alpes-Maritimes          |
| Bed:        | 6                        |
| Bath:       | 3                        |
| Floor:      | 249 m2                   |
| Plot Size:  | 4035 m2                  |

## IN BRIEF

In Saint-Cézaire-sur-Siagne, this substantial property offers nearly 395 m<sup>2</sup> of usable space, including 248.80 m<sup>2</sup> of living accommodation, set within over 4,000 m<sup>2</sup> of landscaped grounds with a swimming pool. The main home features a living room with fireplace, a recently fitted kitchen, three ground-floor bedrooms, a mezzanine and a large multipurpose room. A separate two-bedroom apartment is ideal for accommodating family and guests independently or considering a rental project. A large south-facing covered terrace, 55 m<sup>2</sup> garage, double carport and generous ancillary spaces create a highly practical home for a large family, multigenerational living or a home-based activity.

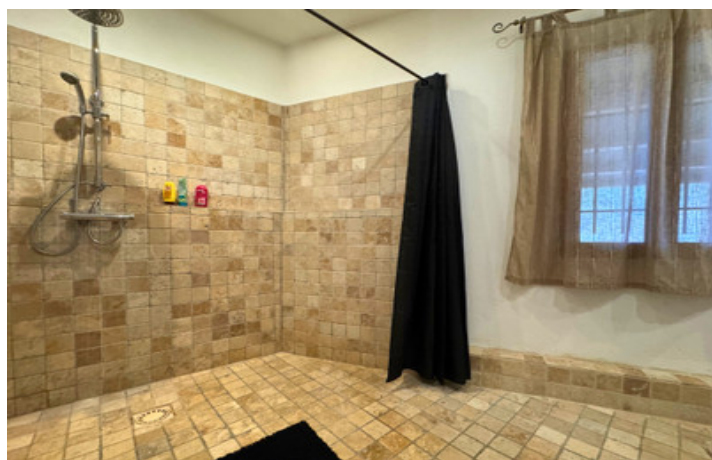


## ENERGY - DPE



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.



## NOTES

## DESCRIPTION

Nearly 395 m<sup>2</sup> of usable space, a swimming pool, a separate apartment and over 4,000 m<sup>2</sup> of landscaped grounds: a property designed for those who need room to live, work and entertain.

Set in a peaceful and leafy residential area of Saint-Cézaire-sur-Siagne, this Provençal-style property was built in 2004. It offers 248.80 m<sup>2</sup> of living accommodation and nearly 395 m<sup>2</sup> of total usable space.

Its highly versatile layout is equally suited to a large family, multigenerational living, regular guests, home working or a creative or professional home-based activity.

The landscaped grounds extend to over 4,000 m<sup>2</sup> and create an attractive Mediterranean setting around the house. The swimming pool, olive trees, mature planting and several terraces provide a peaceful environment in which to enjoy the Côte d'Azur climate.

Facing south, the large covered terrace overlooks the garden and swimming pool. It becomes a genuine outdoor living area for shaded lunches, entertaining friends and family and enjoying long summer evenings.

On the main level, the entrance opens onto a recently fitted and fully equipped kitchen adjoining an approximately 54 m<sup>2</sup> living and dining area. A wood-burning insert creates a warm and welcoming atmosphere, while the reception space flows directly onto the covered terrace.

The ground-floor sleeping area includes three bedrooms, one of which is an approximately 30 m<sup>2</sup> principal bedroom with its own shower room. A family bathroom, separate WC and utility room complete this level.

Upstairs, an attractive mezzanine with exposed