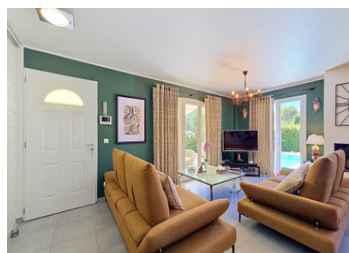
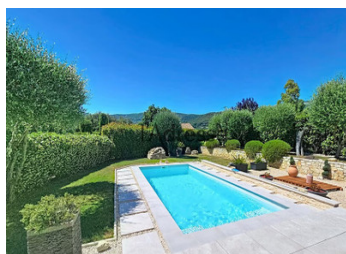
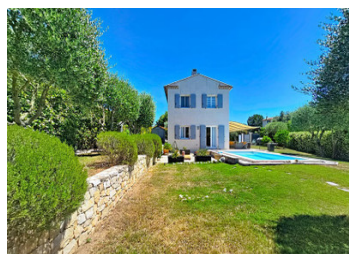


SUN-FILLED CONTEMPORARY VILLA IN SAINT-JACQUES-DE-GRASSE



INFORMATION

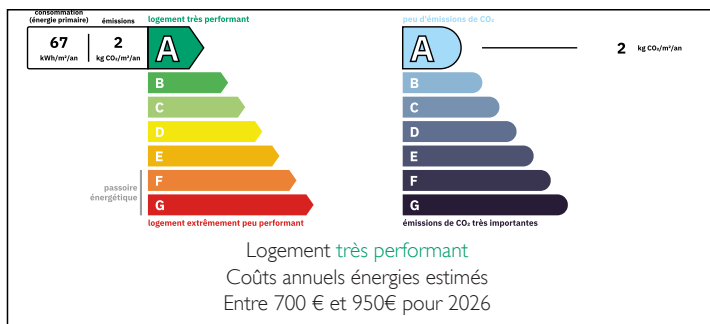
Town:	Grasse
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	115 m ²
Plot Size:	800 m ²



IN BRIEF

Set in the sought-after residential area of Saint-Jacques-de-Grasse, this contemporary south-facing villa offers approximately 115 m² of living space on a beautifully landscaped **800 m² plot**. Built in 2017 to RT 2012 standards, it features a bright living area with fireplace, a fully equipped kitchen and 3 bedrooms, including a principal suite with private shower room. Outside, a 24 m² terrace, saltwater swimming pool and low-maintenance garden provide an ideal setting for relaxed Côte d'Azur living. A motorised garage, carport and additional parking complete this attractive turnkey property.

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 in the sought-after residential area of Saint-Jacques-de-Grasse, this attractive contemporary villa offers a bright, comfortable and easy-to-maintain lifestyle in a peaceful setting.

Built in 2017 to RT 2012 standards, the property provides approximately 115 m² of living space and is set on a beautifully landscaped **800 m² south-facing plot, ensuring excellent natural light throughout the day.

The interior centres around a welcoming living area with fireplace and air conditioning, complemented by a fully equipped kitchen. There are three bedrooms, including a principal bedroom with its own shower room, together with a second shower room and practical storage.

Outside, a 24 m² terrace provides an ideal space for dining and entertaining, overlooking the landscaped garden and saltwater swimming pool. The property also benefits from a motorised garage, carport and several additional parking spaces.

Well presented and requiring no immediate renovation, this is an appealing turnkey home combining modern comfort, sunshine and tranquillity, while remaining within easy reach of Grasse and the surrounding Côte d'Azur.

LOCAL TAXES

Taxe foncière: 1880 EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>