

Country house with stunning panoramic views in Breil-sur-Roya. 40 mins to Monaco and 1 hour from Nice airport

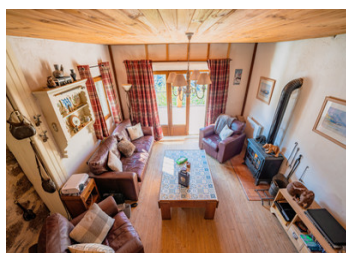
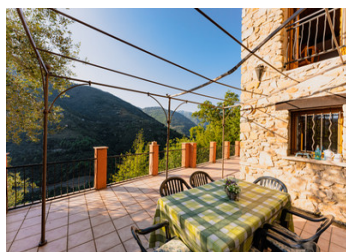


## INFORMATION

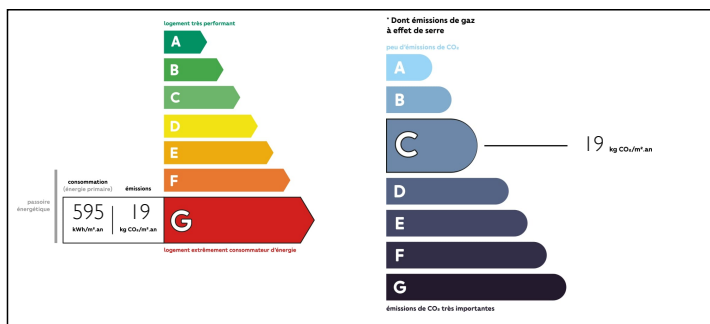
|             |                 |
|-------------|-----------------|
| Town:       | Breil-sur-Roya  |
| Department: | Alpes-Maritimes |
| Bed:        | 2               |
| Bath:       | 1               |
| Floor:      | 75 m2           |
| Plot Size:  | 6698 m2         |

## IN BRIEF

This 2 bedroom country cottage, with scope to renovate an outbuilding into a separate guesthouse, is in a stunning location just outside the village of Breil-sur-Roya near the Italian border. Set in grounds of over 6000m2 in the Mercantour National Park, the house has a terraced garden with panoramic views from all levels and 50 olive trees. Despite its peaceful location the house is only 2 kms from Breil-sur-Roya village with its amenities and train station. The Limone ski station is just over an hour's drive away.



## ENERGY - DPE



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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

At the end of a gravel lane, just off the main road through Breil-sur-Roya, is this charming country house that could be used as a holiday home, or a weekend hideaway for those who want to get away from the coast, or even a primary residence for those who wish to live in peace and quiet surrounded by beautiful mountains, yet a short drive away from the hustle and bustle of both the French and the Italian Riviera.

From Nice airport the easiest way to reach it is by following the motorway from the airport into Italy and then crossing back into France on a road through a valley, or you can also choose to travel on a more scenic route through the majestic mountains.

This traditional 75m2 renovated stone cottage is set over two levels and boasts a big terrace (87m2) with panoramic views over the hills - a wonderful spot to unwind at whilst listening to the sounds of the Roya river below.

On the ground floor you have a beautiful equipped kitchen, tastefully decorated and very homely, with doors out to the side terrace. From the kitchen you walk into the living room, with its original stone walls, wooden floors, a wood burner and large doors out to the terrace.

Stairs lead up to the first floor with an open plan bedroom boasting a wonderful view from its double aspect French doors, a separate WC, and a second bedroom with an en suite...

## NOTES