LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A43995MLE06 Price: 1 595 000 EUR

agency fees to be paid by the seller

Magnificent 6-bedroom family home, beatifully-built with lovely pool area and breathtaking panoramic views

EXCLUSIVE







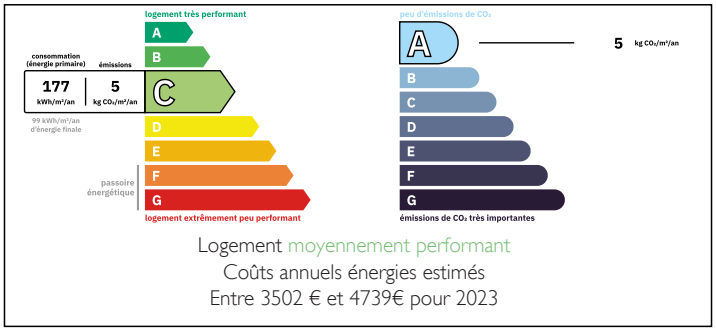








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3502 € et 4739€ pour 2023

INFORMATION

Town:	Peymeinade
Department:	Alpes-Maritimes
Bed:	6
Bath:	6
Floor:	296 m2
Plot Size:	2842 m2

IN BRIEF

This lovely bastide-style villa with typical terra cotta flooring throughout was built in the early 1980's and faces south-east, sitting atop a fully-enclosed 2842m² plot of land in a tranquil setting on the outskirts of the small, market town of Peymeinade, just north of Cannes.

A comfortable family home for many years, the villa comprises 6 bedroom suites ranging in size from 12m² to 46m². Although all are accessible from inside, two of these suites could be considered independent apartments with open-plan kitchen / lounge / dining areas and private covered terraces, one of which faces the pool. The main living / dining / kitchen area of the house boasts a combined area of 83m², and there is also a nicely-sized fitness room with large bay windows.

The main attraction outside is the lovely pool area, with its 10x4m heated...

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.

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LOCAL TAXES

Taxe foncière:	**3641 EUR**

NOTES

DESCRIPTION

Once through the electric gates the short driveway leads up to the villa, with ample parking immediately to the left but also to the right, at what is the rear of the house. Let's imagine we've parked directly to the left and we shall visit the property from here…

Walking up the stone pathway, we are immediately greeted by the pool, sun decks and pool house straight ahead… Uninterrupted views can be enjoyed in all directions from the beautifully-landscaped gardens, whether you might wish to contemplate the rolling hills of the nearby villages of Cabris and Speracedes in the north, or Grasse and the Southern Alps to the east, or indeed the deep blue of the magnificent Mediterranean coast to the south. The grass lawns are beautifully-kept, maintained by an automatic sprinkler system, and the nicely-trimmed citrus fruit trees and shrubs bear witness to the care and attention that this lovely property has always received from its owners over the years.

The renovated pool boasts a solar-powered cover / security system and the pool house is a very comfortable 35m² with a fully-equipped summer kitchen, a sunken lounge area with flat screen TV and a dining area with adjoining terrace, the perfect combination for many a family gathering! From here the beautiful façade of the house can be admired, with its own lovely, shaded terraces.

The double staircase in front of the house leads up to the front door and a comfortable covered terrace of 28m²,...