LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45296JTO06 Price: 733 950 EUR

agency fees included: 5 % TTC to be paid by the buyer (699 000 EUR without fees)

Charming 3 bedroom house with office, swimming pool and open views, Peymeinade







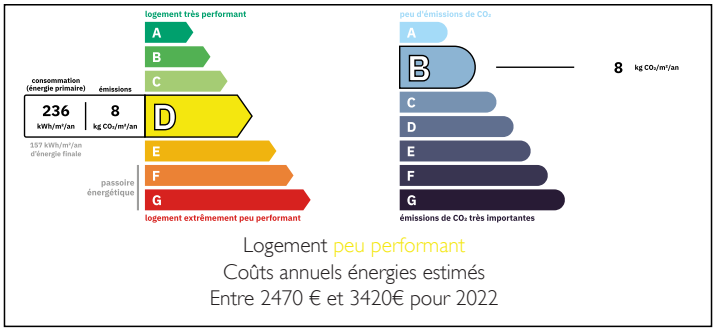








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2470 € et 3420€ pour 2022

INFORMATION

Town:	Peymeinade
Department:	Alpes-Maritimes
Bed:	3
Bath:	3
Floor:	139 m2
Plot Size:	1900 m2

IN BRIEF

Ideally located in a peaceful elevated position just a 15-minute walk from the village of Peymeinade, this charming and impeccably maintained home offers approximately 140 m² of bright living space with beautiful open views over the hills and mountains.

The property features a spacious living room with fireplace, a fully equipped kitchen opening onto a south-facing covered terrace with a 5-person jacuzzi, 3 bedrooms including a master suite, an office which could be used as a dressing or child's bedroom, 3 shower rooms, and 2 WCs.

Set within approximately 1,900 m² of landscaped grounds planted with fruit trees, the house also benefits from a swimming pool, double carport, and workshop.

Combining tranquility with everyday convenience, the property is close to village shops, restaurants,

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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.

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NOTES

DESCRIPTION

Nestled in a peaceful and elevated setting just a 15-minute walk from the charming village of Peymeinade, this beautiful property enjoys stunning open views over the surrounding hills and mountains.

Offering approximately 140m2 of living space, the house is bright and full of character. It features a spacious living room with a fireplace insert, and a fully equipped kitchen with a wood-burning stove, opening directly onto a south facing covered terrace complete with a 5-person jacuzzi — the perfect spot to relax while taking in the panoramic scenery.

The home comprises 3 bedrooms, including a master suite, as well as an office that could easily serve as a dressing room or an additional child's bedroom. There are also 3 shower rooms and 2 WCs, providing both comfort and practicality for family living or entertaining guests.

Set on approximately 1,900 sq m of beautifully landscaped grounds planted with fruit trees, the property also boasts an inviting swimming pool, a double carport, and a workshop.

Impeccably maintained and move-in ready, this charming home is a true hidden gem combining tranquility, comfort, and Provençal charm.

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