LEGGETT
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Ref: A46676JTO06 Price: 625 000 EUR

agency fees to be paid by the seller

Charming village house with garden, swimming pool and sea views – Spéracèdes















INFORMATION

Town:	Spéracèdes
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	105 m2
Plot Size:	200 m2

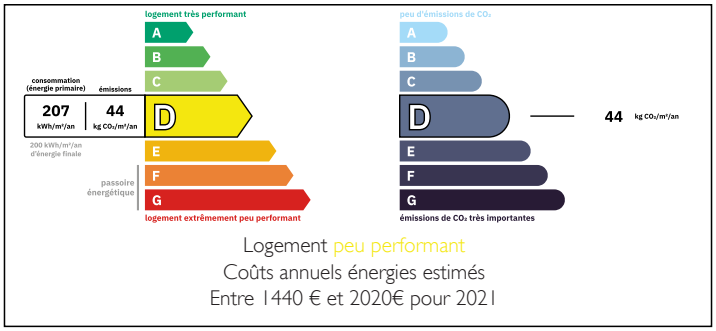
IN BRIEF

Situated in the charming hilltop village of Spéracèdes (06530), this unique village house combines authentic Provençal character with modern comfort.

Beautifully renovated throughout, the property offers a bright living room, fully fitted kitchen, three bedrooms, two shower rooms, WC, a dressing room and a private terrace with sea views. The house benefits from reversible air-conditioning and gas central heating. A cellar provides additional storage, while outside the enclosed, low-maintenance garden features a small swimming pool with contra-flow system.

A rare opportunity to acquire a character property with a garden and pool in the heart of the village, ideal as a family home or an easy lock-up-and-leave on the Côte d'Azur.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1440 € et 2020€ pour 2021

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:	**768 EUR**

NOTES

DESCRIPTION

Nestled in the heart of the picturesque hilltop village of Spéracèdes (06530), this unique village house combines authentic Provençal charm with modern comfort. Beautifully renovated and tastefully decorated throughout, the property offers a rare opportunity to enjoy village life with the added luxury of a private garden and swimming pool.

The ground floor welcomes you with a spacious entrance hall leading to a bright and inviting living room and a fully fitted kitchen. Exposed wooden beams throughout enhance the warm and characterful atmosphere, creating a home that is both elegant and full of personality.

On the first floor, there is a guest WC, a newly renovated shower room, a bright bedroom with a separate dressing room, and access to a private terrace boasting lovely sea views – the perfect spot to enjoy a morning coffee or evening aperitif.

The second floor offers two further bedrooms, one of which benefits from an en-suite shower room, providing comfortable accommodation for family and guests.

The basement level includes a useful cellar offering excellent additional storage space.

Outside, the fully enclosed garden has been thoughtfully landscaped with attractive Mediterranean planting while remaining easy to maintain. A covered terrace provides an ideal setting for al fresco dining, while the small swimming pool with a contra-flow system offers a refreshing place to relax and exercise during the warmer months. Private parking for 2 cars.

Combining timeless character with modern conveniences in one of the Côte d'Azur's most sought-after villages, this exceptional property would make a...