LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47046MLE06 Price: 2 295 000 EUR

agency fees to be paid by the seller

Beautifully-renovated villa of 345m with 7 bedrooms and a nice pool area on a large plot with dominant views







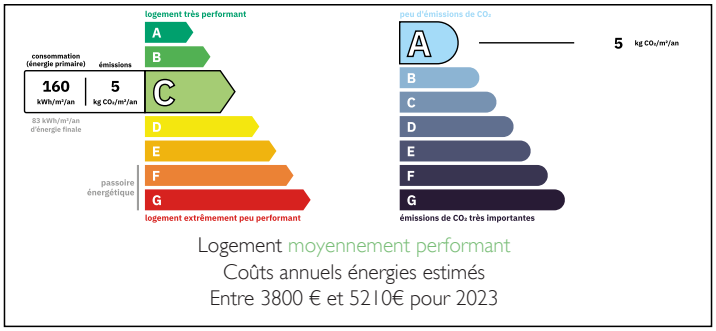








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3800 € et 5210€ pour 2023

INFORMATION

Town:	Peymeinade
Department:	Alpes-Maritimes
Bed:	7
Bath:	5
Floor:	345 m2
Plot Size:	7448 m2

IN BRIEF

Split over 3 levels, this stunning villa constitutes the perfect mutil-generational family or holiday home in a much sought-after residential area just a few minutes from the village centre of Peymeinade, 35 minutes north of Cannes.

The current owner has completed a full interior renovation with quality materials, designing the rooms in such a way as to ensure complete intimacy for family and friends alike, with large and bright communal living spaces. That same attention to detail is also evident in the wonderfully-maintained gardens.

The 6 main bedrooms are all tastefully designed with neutral colours and are divided into 4 separate accommodation areas within the house, each with shower rooms, lounge areas and kitchenettes. Some even have private terraces or direct access to the pool, with some lovely views over the nearby forest

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:	**5895 EUR**

NOTES

DESCRIPTION

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The cherry on top is undoubtedly the 160m² still to be developed, also making an ideal ensemble for holiday rentals or a B&B activity.

There are wonderful walks to be had in the forest along the nearby Siagne river and the villa is ideally located just 7 minutes from the town centre and all the necessary amenities- there are local elementary and secondary schools and even an excellent international school in nearby Grasse, only 15 minutes away. In town, markets showcasing local produce are held twice weekly during the summer months and the local tennis and fitness clubs will satisfy many a sports fan. In short, the villa is in the perfect spot...