LEGGETT
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Ref: A47106ALK06 Price: 880 000 EUR

agency fees to be paid by the seller

Villa for sale in Peymeinade – Provençal charm, pool, 4 bedrooms and Mediterranean garden















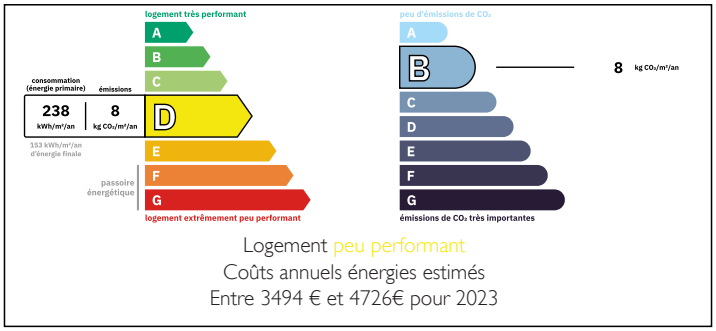
INFORMATION

Town:	Peymeinade
Department:	Alpes-Maritimes
Bed:	4
Bath:	4
Floor:	188 m2
Plot Size:	2558 m2

IN BRIEF

In Peymeinade, this charming Provençal-style villa delivers the lifestyle people come to the Côte d'Azur to enjoy: peace, space and a home that opens naturally onto its garden. Approximately 188m² provide four bedrooms, including three on the ground floor, together with generous reception rooms featuring exposed beams, terracotta floors and a fireplace. Outside, the 2,558m² Mediterranean garden becomes the heart of everyday life, with a swimming pool, summer kitchen, barbecue, terraces and pétanque court. The upper-floor suite and solarium terrace offer a more private retreat. Two garages, a cellar and ample parking add practicality. Shops, restaurants and a bus stop are within walking distance, while the setting remains peaceful and residential. A welcoming family home ready to enjoy year-round or as a relaxed holiday retreat.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3494 € et 4726€ pour 2023

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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NOTES

DESCRIPTION

Set in a peaceful residential area of Peymeinade, close to village life, this charming Provençal-style villa is a place to slow down and enjoy the South of France. Mornings begin quietly in the garden, afternoons unfold around the pool and evenings continue beneath the covered terrace over dinner and a game of pétanque.

The villa offers approximately 188m² of living space, arranged to work equally well for family life and entertaining. From the entrance porch, a central hall connects the different wings of the house and creates an immediate sense of space.

The reception rooms flow naturally while retaining their individual character: a welcoming fireside area with a wood-burning insert, a comfortable lounge, a dining room for larger gatherings and an informal dining space beside the separate kitchen. Exposed beams, terracotta floors, a stone fireplace and doors opening onto the terraces give the interiors a warm Provençal identity. The layout is generous enough for entertaining while still offering quieter, more intimate corners.

There are four bedrooms, including three on the ground floor – a valuable feature for comfortable family living, visiting guests or a home office. One bedroom has its own bathroom with both bath and shower, plus a WC. A second bathroom, dressing room and separate WC also serve this level.

Upstairs, a library-mezzanine leads to the fourth bedroom, its private shower room with WC and a solarium terrace. This floor forms a more secluded retreat, ideal for guests, a teenager or an owner's suite.

Outside, the 2,558m²...