LEGGETT
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Ref: A47144ELK06 Price: 900 000 EUR

agency fees to be paid by the seller

Charming stone house with pool and guest house, Grasse















INFORMATION

Town:	Grasse
Department:	Alpes-Maritimes
Bed:	5
Bath:	4
Floor:	144 m2
Plot Size:	2240 m2

IN BRIEF

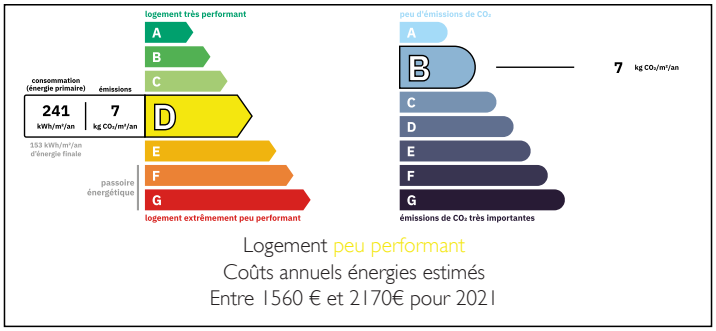
A charming Provençal stone house near Grasse, north of Cannes, offering a peaceful and secluded Mediterranean lifestyle. Four bedrooms and three bathrooms in the main house. Separate guest accommodation with living room/kitchen, bathroom and enclosed veranda. Set in mature landscaped gardens, with ancient olive and cypress trees, multiple terraces, swimming pool, reversible air conditioning, double glazing and mains drainage. Once inside there is a spacious reception room open to a dine-in kitchen with exposed beams, terracotta floors and an enclosed fireplace.

Additional rooms: on this floor include the laundry, WC and a workshop.

The property is around 3 km from Grasse and within easy reach of Cannes and the Côte d'Azur.

A characterful, established Provençal home combining authentic architecture, generous outdoor space, a pool and guest accommodation.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1560 € et 2170€ 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:	**2500 EUR**

NOTES

DESCRIPTION

This charming Provençal stone house (approx 144m² habitable) immediately evokes a sense of warmth and timeless elegance. Set within beautifully mature grounds, the property enjoys a peaceful and secluded setting, perfectly suited to relaxation and outdoor living.

Renovated in 1993, the bastide retains an abundance of authentic character, with traditional stone walls, a terracotta-tiled roof and classic wooden shutters. Set in approx 2200m², the beautifully terraced grounds are planted with ancient, gnarled olive trees, their distinctive silver foliage complemented by elegant cypress trees. A magnificent linden tree provides welcome shade beside the main terrace, creating an idyllic spot for enjoying the peaceful surroundings.

The property offers four bedrooms and three bathrooms, together with a mature garden, multiple terraces, double glazing, mains drainage and reversible air conditioning.

On the garden level, a charming guest house provides additional accommodation comprising a living room with a kitchen, bathroom and enclosed veranda.

On a lower terrace, the swimming pool forms a natural focal point for enjoying the relaxed Mediterranean way of life.

Inside the main residence, we enter into a generous reception room open to a dine-in kitchen, combining space with authentic Provençal character. Exposed beams, terracotta tiles and an enclosed fireplace create a warm and inviting atmosphere, equally suited to relaxed family life and entertaining guests. On this floor there is also a laundry room, a WC, and a workshop.

On the first floor, we find the principal bedroom suite with ensuite bathroom. On other side of the landing,...