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Ref: A48757SMG06 Price: 990 000 EUR

agency fees to be paid by the seller

Stunning Architect-Designed Villa with Panoramic Sea Views, Swimming Pool and Independent Studio – Grasse/Cabr







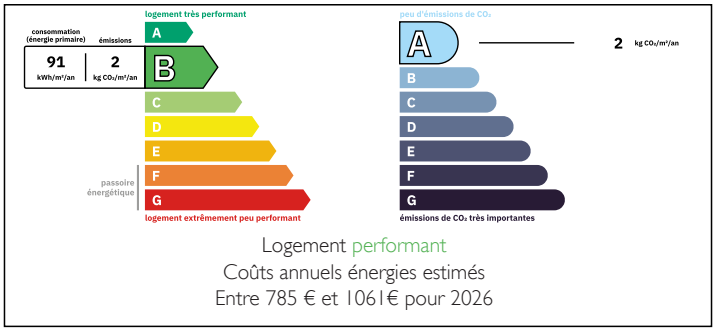








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 785 € et 1061€ pour 2026

INFORMATION

Town:	Grasse
Department:	Alpes-Maritimes
Bed:	6
Bath:	6
Floor:	191 m2
Plot Size:	3555 m2

IN BRIEF

Nestled in a peaceful and sought-after location on the border of Grasse and Cabris, this distinctive architect-designed villa offers approximately 191 m² of living space with breathtaking panoramic views across the hills to the Mediterranean Sea.

Set within 3,555 m² of private terraced grounds, the south-facing property features a swimming pool, spacious living and dining areas, four bedrooms including an impressive 40 m² principal suite, and an independent studio ideal for guests or rental potential.

Extensively renovated since 2015, the villa combines unique architecture with modern comforts, including double glazing, heat-pump heating and excellent energy efficiency.

Just minutes from the charming village of Cabris, this exceptional property offers privacy, space and

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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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LOCAL TAXES

Taxe foncière:	**2700 EUR**

NOTES

DESCRIPTION

Situated in a peaceful and highly sought-after location on the border of Grasse and Cabris, this distinctive south-facing villa offers approximately 191 m² of living space, set within 3,555 m² of private Mediterranean grounds. Enjoying an elevated position, the property boasts breathtaking panoramic views across the surrounding hills to the Mediterranean Sea.

Spacious Interiors and Flexible Accommodation

Designed to maximise natural light and the spectacular views, the villa features a generous living and dining area, a well-appointed kitchen and four bedrooms.

Two en-suite bedrooms are located on the main level, while upstairs, an impressive principal suite of over 40 m² provides a private retreat with a shower room, WC and spacious dressing room. A fourth bedroom, independently positioned at pool level, is ideal for visiting family or guests.

An additional independent studio offers excellent flexibility for guest accommodation, a home office or potential seasonal rental income. A separate laundry room completes the accommodation.

Beautiful Gardens and Panoramic Swimming Pool

The property is surrounded by 3,555 m² of established terraced grounds, offering privacy, tranquillity and an authentic Mediterranean atmosphere.

The swimming pool enjoys a privileged position with spectacular uninterrupted views towards the coast, while the outdoor spaces are ideal for relaxing, entertaining and enjoying the Riviera sunshine. Ample parking is also available.

Modern Comforts and Excellent Energy Efficiency