CHARMING STONE HOUSE WITH POOL AND GUEST HOUSE, GRASSE

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

CHARMING STONE HOUSE WITH POOL AND GUEST HOUSE, GRASSE...

PROPERTY FACT FILE

REFERENCE	A47144ELK06
PRICE	€ 900,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	4
ACCOMMODATION	143 m²
LAND	2200 m²
TOWN	Grasse
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Private parking

*Price based on current exchange rate which is subject to change

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- character stone property
- reversible airconditioning
- swimming pool
- guest house
- great location, quiet yet close to amenities

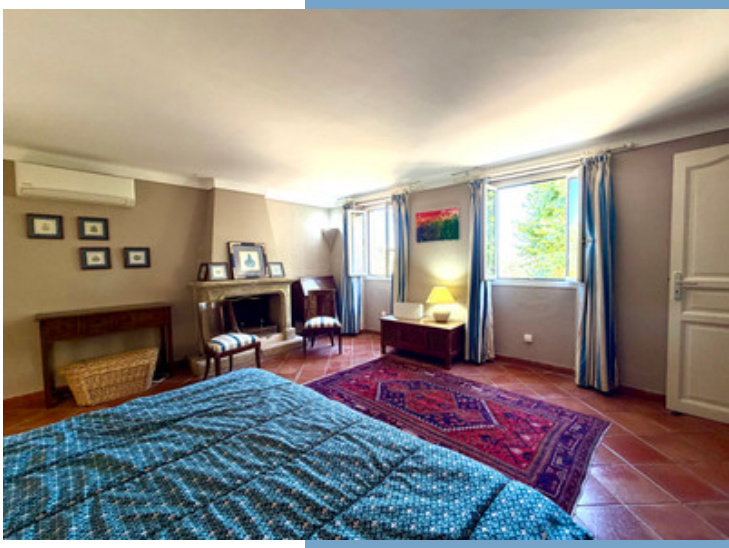
CHARMING STONE HOUSE WITH POOL AND GUEST HOUSE, GRASSE...

Ref : A47144ELK06

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

DESCRIPTION

This charming Provençal stone house (approx 143m²) 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 a...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47144ELK06

COMPLETE FILE AND PHOTO ON REQUEST

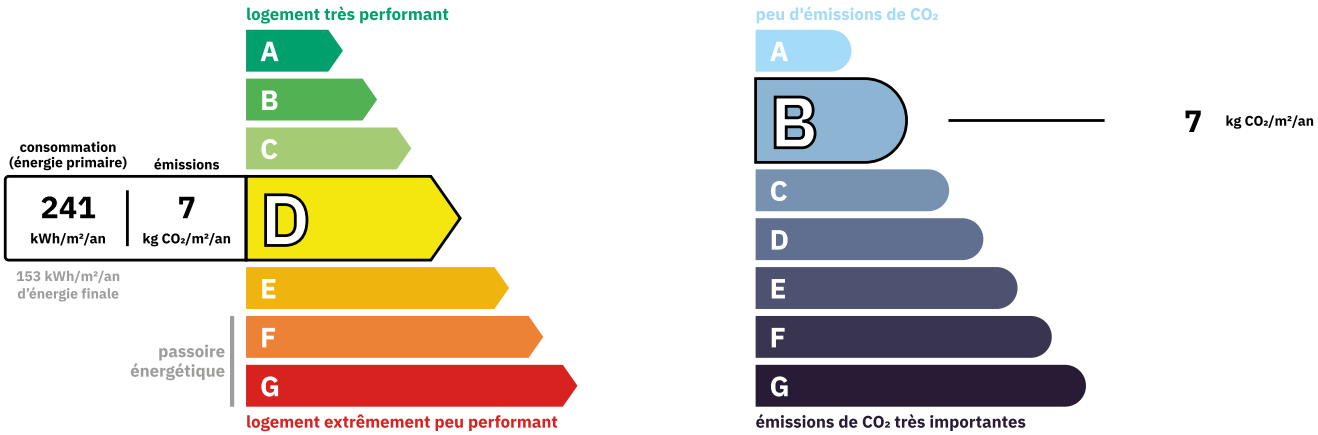
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

CHARMING STONE HOUSE WITH POOL AND GUEST HOUSE, GRASSE...

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

Ref : A47144ELK06

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 1560 € and 2170€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A47144ELK06
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr