

Price on request

Contact agency

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For sale villa

5 rooms

Surface : 110 m²

Surface of the living : 25 m²

Surface of the land : 2150 m²

Year of construction : 1969

Exposition : Sud

View : Mer et montagne

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

POOL, summer kitchen, bow ling, fireplace,
Bedroom on ground floor, double glazing,
Laundry room, Automatic gate, CALM

4 bedroom

2 terraces

2 bathrooms

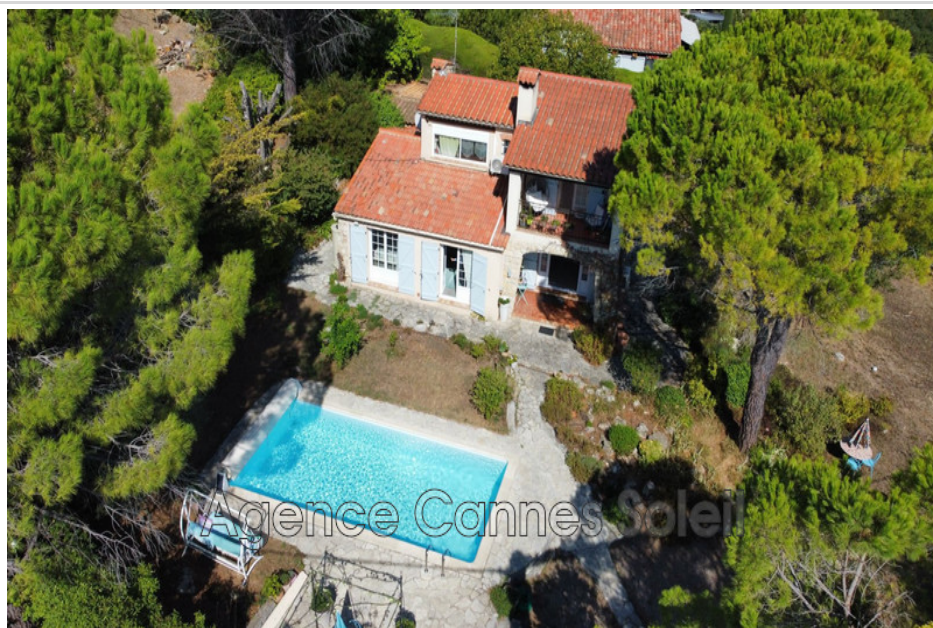
1 shower

2 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : C

Document non contractuel



Villa 2773 Châteauneuf-Grasse

Co-Exclusive – Châteauneuf-de-Grasse In a residential estate, just a few minutes' walk from Place des Pins and its shops, and only 20 minutes from Sophia Antipolis and the A8 motorway, discover this charming detached villa of approximately 110 m² with a summer kitchen, set on a beautiful flat plot of 2,000 m² planted with fruit trees and featuring a 11x5 saltwater pool. It enjoys ideal sunlight, full south exposure, absolute tranquility, and unobstructed views of the surrounding hills as well as the Baou de Saint-Jeannet. The house is laid out over two levels: on the garden level, a bright living room with fireplace opening onto a covered terrace, garden, and pool; an independent kitchen with a pantry; two bedrooms; a bathroom; and a separate WC. Upstairs, two bedrooms with en-suite bathrooms, a study area, and a south-facing terrace with sea views. Well maintained, connected to the main sewer system, equipped with fiber optic internet, double glazing, gas heating, and recent air conditioning. It combines comfort and expansion potential, with additional footprint available. Contact us today to arrange a visit! Subdivision of 22 lots. Price: €795,000 (fees included, payable by the buyer) Price excluding fees: €757,500 – Fees: €37,500 VAT included (5% of the price excluding fees) Fees and charges :

