

750 000 €

Contact agency

Agence de Provence

6 place de la Foux

06130 Grasse

04 93 36 07 50 /

Info@agencedeprovence.com

For sale villa

5 rooms

Surface : 185 m²

Surface of the living : 63 m²

Surface of the land : 1240 m²

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

POOL, AIR CONDITIONING, double glazing, fireplace, independent studio, Laundry room, Automatic gate, CALM, Bedroom on ground floor, summer kitchen

4 bedroom

1 terrace

1 bathroom

2 showers

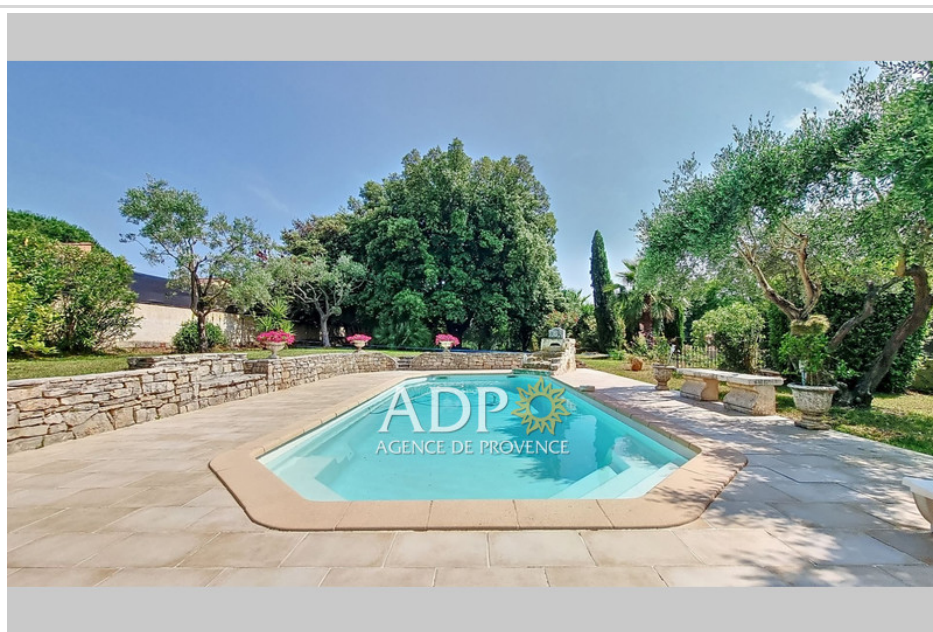
3 WC

5 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel



## Villa 2516 Peymeinade

Superb single-story family villa, tastefully designed and offering a peaceful atmosphere. Discover this magnificent, traditionally built villa, offering generous space and designed to bring you serenity and peace, ideal for a harmonious family life. Entirely designed and furnished in its neo-Provençal style, with quality fittings, it offers you incomparable comfort and the possibility of living on one level. A true cocoon and haven of peace, upon your arrival, you will be welcomed by a vast entrance converted into a relaxation area, announcing the welcoming atmosphere of the place. The heart of the villa is undoubtedly its bright living room of approximately 65 m², including a lounge area with fireplace, a dining area and a fully equipped contemporary open kitchen. This friendly space is perfect for sharing moments with family or friends. An Ideal Configuration for Everyone's Comfort The garden level offers a first bedroom with its shower room and WC, as well as two additional bedrooms (currently a wellness room and a gym) sharing a bathroom equipped with a bathtub, a shower and a WC. You will also find a laundry room, a storage room easily converted into an office, and an independent studio of approximately 27 m², ideal for welcoming relatives or generating rental income or setting up your professional activity. The upper floor is entirely dedicated to a private suite with a dressing room, a bedroom, a bathroom with WC and direct access to a terrace, offering an intimate and privileged space. Quality Services and



garden shed completes this perfectly landscaped and easy-to-maintain exterior.

This villa benefits from excellent proximity to amenities, offering you the perfect balance between tranquility and practicality. For any information, contact Ludovic:

06 03 10 63 26 or ludovic@agencedeprovence.com Information on the risks to

which this property is exposed is available on the Géorisques website:

www.georisques.gouv.fr

Fees and charges :

750 000 € agency fees 4,67% à the responsibility of the buyer included