

Price on request

Contact agency

Agence de Provence

6 place de la Foux

06130 Grasse

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For sale property

6 rooms

Surface : 180 m²

Surface of the living : 55 m²

Surface of the land : 7266 m²

Year of construction : 1981

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : to modernize

External condition : GOOD

Couverture : tiling

Features :

POOL, AIR CONDITIONING, fireplace,
Laundry room, Automatic gate, CALM,
Bedroom on ground floor, pool house

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

6 parkings

Energy class (dpe) : D

Document non contractuel

Emission of greenhouse gases (ges) : B



Property 2528 Peymeinade

PEYMEINADE | CHARACTERFUL STONE VILLA – LARGE LAND AND GREAT

POTENTIAL: Discover this charming single-story villa, traditionally built in the 1980s, featuring 5/6 rooms and approximately 180m² of living space including an outbuilding, distinguished by its quality construction and stone façade. **Living Area:** The villa consists of a main living area of 153 m² including: A double entrance. A spacious, bright living room of 55 m² with a fireplace corner. A separate kitchen. Two bedrooms. A separate WC. A shower room with WC. A third bedroom with an en-suite bathroom and WC. A laundry room that can be converted into a fourth bedroom. The property also includes a 27m² outbuilding, which can be transformed into an independent studio or a master suite connected to the main house. **Outdoors:** The villa sits on a beautiful **7,266 m²** plot, offering a peaceful, wooded environment. The exterior amenities include: A terrace. A swimming pool with pool house. A 35m² double garage with an adjoining workshop. **Potential:** Located in the Ud zone of the currently applicable PLU, the property benefits from residual building rights for possible extension, a detached building, or the opportunity to split the land into two building plots (following a positive CUb), making it ideal for investment or a family project. **Location:** Ideally situated in a calm, sought-after residential neighborhood of Peymeinade, this property offers a



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Fees and charges :