

**1 390 000 €**

**For sale house**

**12 rooms**

**Surface : 310 m<sup>2</sup>**

**Surface of the living : 42 m<sup>2</sup>**

**Surface of the land : 16738 m<sup>2</sup>**

**Year of construction : 1984**

**Exposition : Sud**

**View : Colline et Mer**

**Hot water : Fuel**

**Inner condition : good**

**External condition : good**

**Couverture : beautiful antique tiles**

**Features :**

pool, pool house, fireplace, Bedroom on ground floor, Automatic Watering, Laundry room, calm

6 bedroom

3 terraces

4 bathrooms

2 showers

6 WC

2 garage

10 parkings

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : E**

Document non contractuel

19/04/2024 - Prix T.T.C



## House 3684 Châteauneuf-Grasse

DELEGATE EXCUSIMTY CHATEAUNEUF - Pays de GRASSE - 35 mins NICE Airport - 25 mins CANNES Croisette -RIVIERA and 20 mins Sophia Antipolis. RARE! Property in the heart of a green setting: 16,738 m<sup>2</sup> park with olive trees, pines, laurel oaks, and various and varied beds. Located in a protected natural area and sheltered from neighbors - calm and nature while not being isolated. Living places at 2 km. it offers a main Bastide with a living area of approximately 255 <sup>2</sup>, plus a fully independent guest house of approximately 55 m<sup>2</sup>. Built on two levels, the house consists of a triple reception of 80 m<sup>2</sup> (entrance, dining room- living room) with cathedral ceiling, a large parental suite of 34 m<sup>2</sup> (master bedroom - dressing room - bathroom) extended by an office and small living room + 3 bedrooms with private bathrooms. Bright workshop with powder room that can be converted - summer dining room - garage - car shelters. Landscaped park with olive grove, bordered by natural spaces ensuring total privacy and offering an unobstructed view to the sea. Fees charged to the seller.

Fees and charges :

1 390 000 € fees included

