

**1 120 000 €**

**For sale house**

**7 rooms**

**Surface : 195 m²**

**Surface of the living : 42 m²**

**Surface of the land : 1676 m²**

**Year of construction : 1979 - 2000**

**Exposition : Nord est**

**View : Mer panoramique**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Features :**

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

6 bedroom

1 terrace

2 bathrooms

1 shower

3 WC

1 garage

2 parkings

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

04/07/2025 - Prix T.T.C



## House 3952 Châteauneuf-Grasse

**EXCLUSIVE – CHATEAUNEUF de GRASSE** – 40 mins from NICE Airport and CANNES Croisette - Bright, modern country house of 195 m² in perfect condition - Panoramic view of the west of the village and hills down to the sea - Quiet and very residential area of villas. Consists of 6 rooms + cellar in the basement (34 m²) and separate garage. Ground floor: beautiful entrance, living-dining room opening onto a panoramic terrace and the swimming pool, semi-open fitted kitchen. Large master bedroom with bathroom/shower and toilet. In addition, there is an office, a laundry room with toilet and a separate toilet. On the 1st level: access to four bedrooms with storage, a shower room, a bathroom and a separate toilet. The whole on a terraced plot of 1,676 m² landscaped with local species, aromatic plants, olive trees etc., boules court, independent garage and private outdoor parking. Strong points: quality overall services (stone floor), light, volumes, panoramic view and tranquility. "Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)". Fees payable by the seller.

**Fees and charges :**

