

Beautifully restored 4 bedroom villa with swimming pool and views. Grasse Magagnosc



INFORMATION

Town:	Grasse
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	200 m2
Plot Size:	1700 m2



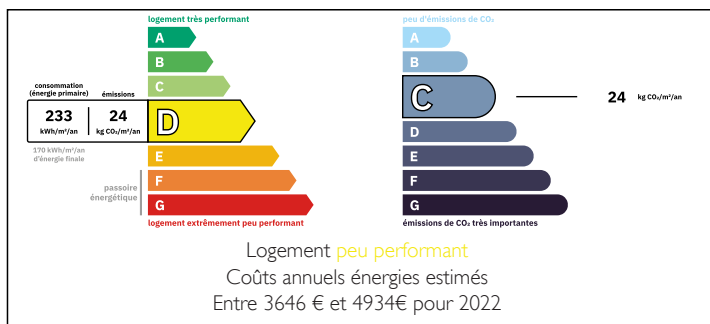
IN BRIEF

This beautifully restored villa, having been renovated by an artist and sculptor in 2023 combines modern comfort and charm.

It sits on a beautiful landscaped garden of 1,700m².

The artist has completely redesigned the house, with everything refurbished: electricity, plumbing, heating, bathrooms, paintwork, doors and windows (each door has its own customised handle), double glazing and mosquito nets on all windows, oak parquet flooring in the reception areas, bedrooms and two downstairs bathrooms. All rooms on the garden level have direct access to the terrace.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

There is a 38 m² master bedroom suite with its shower room with double sink and adjoining dressing room. The upstairs bedroom has its own shower room and separate toilet.

The kitchen, custom-built with high-end materials and appliances (including two Gaggenau ovens, a wine cellar, etc.), features 3 cm thick Taj Mahal quartz marble worktops and a 5.6 cm thick French natural oak table top measuring 2 m x 1 m.

Outside, the garden has been designed and laid out as a promenade. Flowers, shrubs and fruit trees accompany the walker's steps. There is also a small wooden house at the bottom of the garden.

It should be noted that the waterproofing has also been completely redone, along with the paving of the accesses to the property and the parking areas, which have been laid with grey paving stones by hand.

The entire property (inside and outside) is secured by cameras and an alarm system.

Suitable as a main residence or holiday home.

Close to all shops, public and private schools, and the Sofia Antipolis international secondary school. 25km from Nice airport.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>