

Beautiful Provençal Family Home with Pool and Scenic Views - Grasse



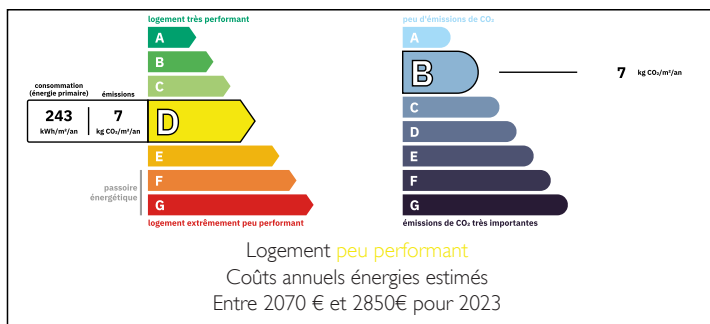
INFORMATION

Town:	Grasse
Department:	Alpes-Maritimes
Bed:	3
Bath:	1
Floor:	131 m2
Plot Size:	1519 m2

IN BRIEF

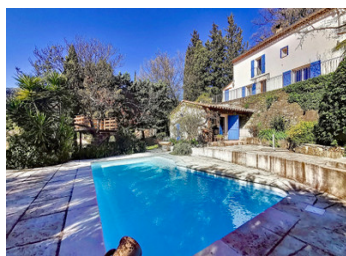
Built in 1811, the main house features, on the garden level, an entrance leading to a versatile room (ideal as an office), a warm and inviting living room with a closed hearth fireplace, a contemporary kitchen, and a shower room with WC. Upstairs, there are two bedrooms and a bathroom. The property also boasts a landscaped garden, a swimming pool, a carport, a workshop, and a charming independent cottage (mazet).

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 foncière: 2508 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestled in the highly sought after Saint-François district of Grasse, this exquisite Provençal farmhouse, dating from 1811, is a rare gem combining timeless charm with modern comfort. Bathed in the warm glow of the south west, the property enjoys absolute privacy and tranquility, offering breathtaking views across the rolling hills and verdant countryside of Provence.

The ground floor welcomes you with a sense of refined elegance. A spacious living room, centered around a closed hearth fireplace, exudes warmth and character, inviting family gatherings or quiet moments of relaxation. The adjoining kitchen is stylish and perfectly equipped for culinary creativity while maintaining the charm and authenticity of the farmhouse. An intimate office provides a quiet workspace, and a well appointed bathroom with WC completes the level.

Upstairs, two serene and comfortable bedrooms offer restful retreats, complemented by a second bathroom. Every detail throughout the home has been carefully considered to blend original Provençal character with contemporary living.

Outside, the property continues to impress. Multiple sun drenched terraces allow for alfresco dining, morning coffee, or simply enjoying the spectacular views. Beautifully landscaped gardens, dotted with fruit trees, create a private oasis of calm. The swimming pool invites relaxation under the Provençal sun, while practical additions such as an automatic gate carport, a workshop, and an independent mazel provide exceptional flexibility for family life or entertaining guests.

This farmhouse is not just a home, it is a lifestyle. It offers the perfect balance of charm, elegance, and serenity, allowing its owners...