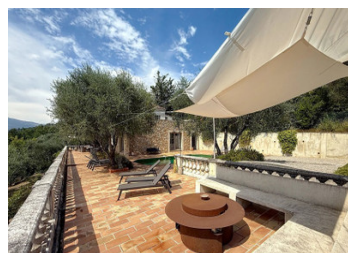


## Prestigious Castellaras Villa with Panoramic Views



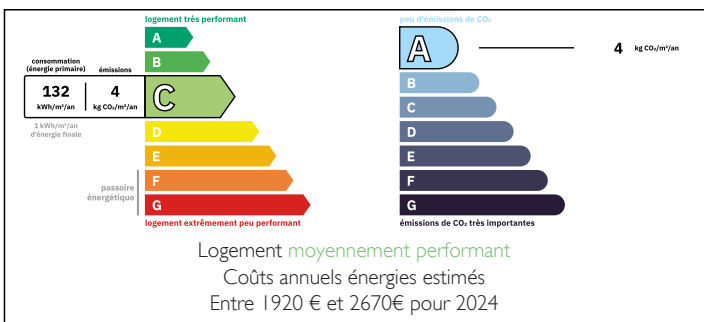
## INFORMATION

Town:	Mouans-Sartoux
Department:	Alpes-Maritimes
Bed:	4
Bath:	4
Floor:	209 m2
Plot Size:	2361 m2

## IN BRIEF

Set on the prestigious Castellaras hill, this exceptional property enjoys panoramic views, perfect sunlight, and a peaceful elevated setting. The bright living room and kitchen open onto expansive terraces designed for entertaining and relaxation. The villa offers 4 bedrooms including 2 master suites, one on the ground floor with direct terrace access. Outside, the landscaped 2,361 m<sup>2</sup> grounds feature olive trees, a heated swimming pool, pétanque court, and barbecue area, creating an ideal Côte d'Azur lifestyle. Additional amenities include a guest chalet, independent office, wine cellar, air conditioning, fireplace, and multiple terraces with breathtaking outlooks. A rare opportunity to acquire a refined Riviera home combining comfort, privacy, and elegance.

## 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.



## DESCRIPTION

Located in a highly sought after elevated position on the prestigious Castellaras hill, this exceptional villa offers a rare combination of panoramic views, all day sunshine, privacy, and refined Côte d'Azur living.

Set within beautifully landscaped grounds of 2,361 m<sup>2</sup> planted with olive trees, the property enjoys a tranquil environment while offering generous indoor and outdoor living spaces designed for both relaxation and entertaining.

The main living area is bright and spacious, featuring an elegant open plan living room and fully equipped kitchen opening directly onto large sun drenched terraces. The seamless connection between the interior and exterior spaces creates an exceptional atmosphere ideal for entertaining family and guests while fully appreciating the surrounding views.

The villa offers 4 bedrooms arranged for both comfort and privacy. On the ground floor, a superb master suite with en-suite shower room benefits from direct access to a spacious terrace. Upstairs, a second master suite features a private bathroom and balcony, while an additional bedroom enjoys access to an impressive 40 m<sup>2</sup> terrace. A fourth bedroom and hallway opening onto a spectacular 49 m<sup>2</sup> terrace complete the upper level.

The exterior spaces are equally impressive and perfectly designed for the Riviera lifestyle. A heated swimming pool, pétanque court, barbecue area, and expansive terraces provide multiple areas for dining, entertaining, and relaxing in complete tranquility.

Additional features include air conditioning, fireplace, alarm system, wine cellar, and two valuable outbuildings: a fully equipped guest chalet ideal for hosting visitors in comfort, and an independent office...

## LOCAL TAXES

Taxe foncière:	2661 EUR
Taxe habitation:	EUR

## NOTES