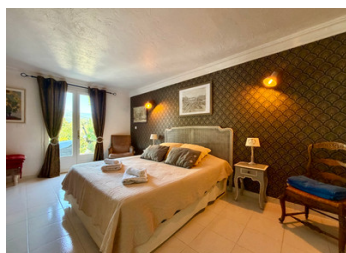


Spacious family villa with independent apartment, swimming pool and beautiful gardens – Peymeinade



INFORMATION

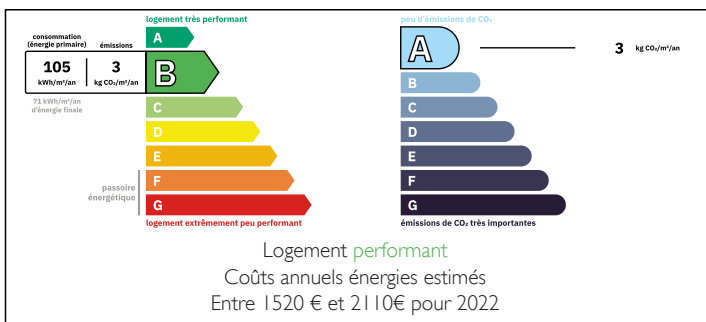
Town:	Peymeinade
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	189 m ²
Plot Size:	1290 m ²



IN BRIEF

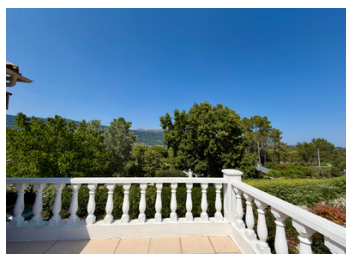
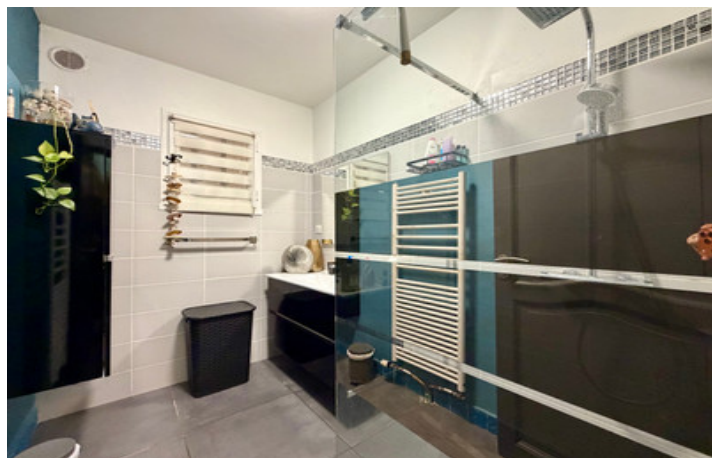
Situated in a peaceful residential area of Peymeinade, this spacious detached villa offers approximately 189 m² of living space set within beautifully landscaped grounds of 1,290 m². The property comprises a bright open-plan living area with a fully fitted kitchen, three bedrooms and two bathrooms, together with a self-contained one-bedroom apartment ideal for guests, extended family or rental income. Outside, the mature garden features a magnificent 11 x 5 metre swimming pool, a large south-facing terrace and ample parking. Additional benefits include air conditioning, a heat pump, a large garage and generous storage. An ideal family home or investment property, conveniently located within easy reach of Grasse, Cannes and the A8.

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

Ideally situated in a peaceful residential area of Peymeinade, this attractive detached villa offers approximately 189 m² of well-appointed living space set within beautifully maintained grounds of 1,290 m². Combining generous family accommodation with an independent apartment, the property is equally suited as a permanent residence, a holiday home or an investment opportunity.

The main house enjoys a bright, south-facing aspect, flooding the living spaces with natural light throughout the day. The heart of the home is a spacious open-plan living area where the fully fitted kitchen flows seamlessly into the dining and lounge areas, creating a welcoming space for everyday living and entertaining. This level also offers three comfortable bedrooms, a family bathroom, a shower room and a separate WC.

On the garden level, a fully self-contained one-bedroom apartment provides excellent flexibility. Complete with its own living room, fitted kitchen, bedroom, shower room and WC, it is ideal for welcoming family and friends, accommodating extended family, working from home or generating attractive rental income. The apartment is currently successfully let for much of the year, particularly during the busy summer season.

LOCAL TAXES

Taxe foncière: 1750 EUR

NOTES

Outside, the landscaped gardens have been carefully maintained and benefit from an automatic irrigation system. A magnificent 11 x 5 metre swimming pool, surrounded by sunny terraces, creates the perfect setting for relaxing and entertaining, while the generous terrace of over 60 m² and additional balcony allow you to enjoy the Mediterranean climate throughout the year.

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