



### **Most charming single level property with panoramic views**

**Reference No:** 2176

**Price Euros:** 2,100,000

**Area:** Valbonne

**Town:** Chateauneuf de Grasse

**Department:** Alpes Maritimes

**Bedrooms:** 7

**Land Size m2:** 6,500

**Habitable space m2:** 400

**Full Description:** In a very quiet setting enjoying beautiful 'toscanese-style' views, lovely single level property of around 400m2 on a largely flat terrain of 6500m2.

The villa, which is in excellent condition, comprises a large entrance, a large dining room, beautiful living room opening to the terraces with magnificent fireplace, an equipped kitchen with pantry and airconditioned cellar.

Large master suite with bedroom with en-suite bathroom and dressing, a second suite with bedroom and en-suite bathroom.

Huge basement with laundry room and games room (would make a terrific cinema room).

A separate guest house with 3 large bedrooms with bathrooms and a smaller children's bedroom.

Beautiful pool house offering a lovely large bedroom with en-suite bathroom, and a smaller spare room with toilet and washbasin. Small kitchenette on the back of the poolhouse, technical room.

Lovely, largely flat gardens with beautiful fruit trees and other Mediterranean species and large lawned areas. 2 garages, separate carport and ample parking space.

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Bague, 06560, VALBONNE France - [www.RHF1.com](http://www.RHF1.com)

Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

Carte professionnelle 5940T délivrée par la prefecture de Nice, Alpes Maritimes - Gérant GREEN Richard

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Lovely property in a beautiful setting!



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