



## LUXURY BY BLUE

INTERNATIONAL REALTY

Beautiful villa for sale in Châteauneuf-Grasse in the heart of a superb olive grove



Châteauneuf-Grasse - 1 795 000 €

Ref. 5734896

Imagine yourself immersed in the heart of a Van Gogh painting, surrounded by absolute peace and quiet, when you walk through the doors of this magnificent, light-filled villa of around 300 m<sup>2</sup>, nestling in the middle of a vast olive grove. Perched in a dominant position, it offers a 360-degree panoramic view over the greenery.

On the ground floor, an elegant staircase leads to an entrance hall with cupboard, a spacious dining room with open-plan kitchen, a television area and a bright living room that opens onto a large terrace. There are also three generous bedrooms, each with its own dressing room and en suite bathroom or shower room, as well as a separate toilet.

On the garden level, there are two spacious flats: a 39 m<sup>2</sup> one-bedroom and a 107 m<sup>2</sup> two-bedroom. There is also a large garage and a storeroom.

This property offers the possibility of being acquired as an agricultural property or as the basis for a guest house. The 2 hectares of partially fenced grounds feature a swimming pool and ample parking space.

Quality features include a courtyard and paved driveway, reversible air conditioning, solar panels, exterior lighting and satellite connection.

Ideally located close to the equestrian centre, the Vignal and Opio tennis courts, just 5 minutes from Valbonne, 15 minutes from Sophia Antipolis and 35 minutes from Nice airport, this property offers a privileged lifestyle in an enchanting setting.



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Living area : 311 m<sup>2</sup>

Bedrooms : 5

Surface area of land : 20000.00 m<sup>2</sup>

Exposition : South

Rooms : 9

✓Swimming pool

Property tax : 3 149 €

Fees payable by vendor



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