



# LUXURY BY BLUE

INTERNATIONAL REALTY

Exceptional property with 1.6 ha garden for sale



Grasse - 3 600 000 €

Ref. 84311281

Discover this magnificent property of around 400 m<sup>2</sup> with a guest house and a garden of around 1.6 hectares in a peaceful setting. This property offers the incomparable charm of a Provençal-style house, with its exposed beams and spacious, light-filled rooms.

On the ground floor, the main house comprises an entrance hall, a large living room with fireplace, a library, a dining room with open-plan kitchen, a utility room and guest WC. Upstairs, you'll find the master bedroom with its dressing room, a bathroom with a corner whirlpool bath and a shower/hammam. A second bedroom with dressing room and shower room, a third bedroom with bathroom and dressing room, WC and washbasin, with marble floors and walls in both bathrooms. The second floor comprises a landing, a single bedroom, another bedroom with a mezzanine, a shower room and a toilet.

The guest house comprises a living room with high ceilings, a dining room with open-plan kitchen, a beautiful bedroom opening onto the terrace, a shower room with walk-in shower and two circular skylights in the ceiling, WC.

The vast landscaped garden offers an enchanting atmosphere, whether around the beautiful tiled swimming pool with its stone deck, or in the shade of the olive grove, citrus trees and other Mediterranean species. A semi-open terrace running the length of the house, two workshops, a car port for 2-3 vehicles, a cellar, a wine cellar, a cold room, a boiler room and a pool service room complete the property.

Come and discover this exceptional property.



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Living area : 400.53 m<sup>2</sup>

Bedrooms : 6

Surface area of land : 15935.00 m<sup>2</sup>

Exposition : West, South, South-west Rooms : 9

✓Swimming pool

Property tax : 6 000 €

Fees payable by vendor



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