



## LUXURY BY BLUE

INTERNATIONAL REALTY

Magnificent 19th century property with 3.5 ha of land - a unique estate in Châteauneuf



**Châteauneuf-Grasse - 4 300 000 €**

Ref. 84843811

Discover this stunning renovated 19th-century sheepfold, nestled in the heart of a breathtaking 3.5-hectare park. A true haven of peace, it perfectly combines authentic charm, understated luxury, and absolute comfort, located in one of the most sought-after areas of Châteauneuf, where celebrities and discerning buyers seek privacy and tranquility.

Set in a protected natural zone, the property ensures complete serenity while remaining close to major roads for easy access to Cannes, Nice Airport, and the region's most iconic destinations.

With over 340 m<sup>2</sup> of living space, this exceptional home offers eight spacious bedrooms and sixteen rooms in total, designed for a harmonious lifestyle that blends timeless elegance with modern comfort. The architecture tastefully combines the character of old stone with refined contemporary finishes. Beautiful views of the surrounding hills, as well as the charming villages of Plascassier and Châteauneuf, provide a unique sense of space and escape. A rare find in the region, the estate features perfectly maintained flat lands, ideal for



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accommodating several horses. A natural spring and multiple central pastures add to the estate's distinctive appeal.

Tucked away in lush greenery, the spectacular pool area stands out with its stunning stone arches, once part of restored historic lime kilns. This extraordinary space exudes a unique charm, making it the perfect setting for relaxation and summer gatherings.

- Attached caretaker's apartment
- Garage for three cars & additional covered parking for three vehicles
- Spacious parking area
- Secure wine cellar with an anti-burglary door and storage space
- \*Workshop equipped for DIY projects, equipment maintenance, and gardening tools
- 180 m<sup>2</sup> vegetable garden

The entire estate is fully secured with three alarm systems, cameras, and motion detectors covering a 40-meter perimeter around the main buildings.

Offering the perfect balance between privacy and accessibility, this exceptional property is a rare opportunity on the French Riviera.

A prestigious home in an idyllic setting – not to be missed.

Living area : 343 m<sup>2</sup>

Bedrooms : 8

Surface area of land : 35000.00 m<sup>2</sup>

Exposition : West, South-east Rooms : 16

✓Swimming pool

Fees payable by vendor



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