

1 860 000 €

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For sale villa

9 rooms

Surface : 240 m<sup>2</sup>

Surface of the living : 60 m<sup>2</sup>

Surface of the land : 4201 m<sup>2</sup>

Year of construction : 1964

Exposition : Sud ouest

View : Dégagée

Inner condition : excellent

Features :

12x6 pool, fireplace, Pool house 38 m<sup>2</sup> +  
douche, Automatic Watering, Laundry  
room, Automatic gate, steam, electric  
shutters, carport

6 bedroom

3 terraces

2 bathrooms

2 showers

4 WC

2 cellars

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

18/07/2024 - Prix T.T.C



### Villa 23585 Châteauneuf-Grasse

Magnificent property located in a residential area and beautiful countryside on a quiet hill overlooking the village of Châteauneuf. The very bright villa comprises 8 rooms on 2 levels: entrance hall, superb double reception room opening onto a pergola or covered terrace, a beautiful kitchen, guest wc master bedroom with bathroom wc and dressing room and its terrace. A bedroom with shower room wc. Upstairs: a TV lounge, 2 bedrooms and a bathroom: ideal for entertaining independently, 2 other beautiful bedrooms with shower room. The ground floor / basement accessible from inside and outside includes a very beautiful hammam, cellars, 1 laundry room and the boiler room. A beautiful swimming pool area out of sight with a 35 m<sup>2</sup> pool house, a shower and dressing room. The whole located on a magnificent olive grove of 4,200 m<sup>2</sup> with 36 olive trees in full maturity of an orchard, and beautiful lawned areas decorated with flower beds: a small panoramic terrace is nestled in part of the garden, ideal for reading and contemplation of the magnificent historic village of Chateauneuf.

Fees and charges :

1 860 000 € fees included

