

**1 690 000 €**

**Buying villa**

**9 rooms**

**Surface : 240 m²**

**Surface of the living : 60 m²**

**Surface of the land : 4201 m²**

**Year of construction : 1964**

**Exposition : Sud ouest**

**View : Dégagée**

**Inner condition : excellent**

**Features :**

12x6 pool, Fireplace, Pool house 38 m² +  
douche, Automatic Watering, Laundry  
room, Automatic gate, Hammam, 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

26/04/2025 - 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 m² pool house, a shower and dressing room. The whole located on a magnificent olive grove of 4,200 m² 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 :**

**1 690 000 € fees included**

