



## 7 BEDROOM HOUSE FOR SALE IN GRASSE

Price **€6,490,000**



REF: 3281636

### PROPERTY FEATURES

- Total Built Space: 740m2.

REF: 022024-008 • SOLE AGENT • Discover this exceptional property offering sumptuous panoramic views of the Bay of Cannes, the hills of the backcountry, and the Esterels. Built in 1959 with a Hacienda-inspired design, this residence stands out for its magnificent arched wrought-iron windows and unique styling. Fully renovated in 2022, it creates a contemporary living environment combining Mediterranean charm, comfort, and modernity on the French Riviera.

An impressive 18x5 m swimming pool, surrounded by a large 120 m2 terrace, dominates the property, providing an ideal place to enjoy the panoramic views.

The prestigious villa of approximately 320 m2 of living space enjoys a south-facing exposure, flooding its harmonious volumes with natural light. It is composed as follows:

- On the main living level; a large kitchen and dining room opening onto a covered terrace. Spacious 80 m2 living room opening onto a terrace offering an ideal space to relax and enjoy the breathtaking views poolside under the shade of centenary olive trees
- Upstairs; Master bedroom with an ensuite bathroom and terrace, ample office with terrace, a second bedroom with an en-suite bathroom, laundry room, and plenty of storage.
- On the second and top floor; two bedrooms with a shared bathroom.
- On the basement level; cellar for ample storage.

In addition to the main house, a second house with approximately 180 m2 of living space, currently divided into two apartments (but connected by an internal staircase), consists of 3 bedrooms and 3 bathrooms, living room, kitchens and a garage. Renovation work is required for the annex guest house.

The extensive Mediterranean garden, spread over approximately 7,500 m2 of land,

is landscaped in terraces and adorned with over 100 olive trees, majestic palm trees, parasol pines, an enchanting cactus garden, and of course, the indispensable boules court.

Exceptional features include a large garage, a shower area, sauna, and changing rooms under the pool, as well as a workshop or gym space. A sophisticated alarm system, surveillance cameras, and reversible air conditioning complete this high-quality ensemble.

This unique residence on the Cote d'Azur combines Mediterranean charm with modern amenities, creating a luxurious and comfortable living environment. Don't miss the opportunity to acquire this exceptional property.

Ideally located within walking distance of the local shops, restaurants and town centre and near the villages of Valbonne (5 min), Mouans-Sartoux (7 min), Mougins (10 min), and Grasse (10 min), the property offers rare tranquility in a small cul-de-sac. You are also only 30 minutes from the beaches of La Croisette and Nice International Airport, ensuring optimal accessibility.

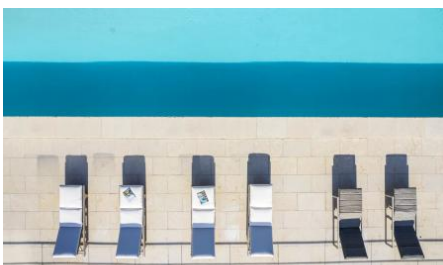
The information on the risks to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr).



PROPERTY PHOTOS







## LOCATION



No Media available

**No Floorplans available**