



Property in Châteauneuf-Grasse,

06740, Châteauneuf-Grasse, Alpes-Maritimes, Provence-Alpes-Côte D'azur

€8,975,000

Ref: 6609

* Available * 3 Beds * 2 Baths * 625m2

Sale - Property Châteauneuf-Grasse

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French Entrée 

Property Description

Peacefully located at the top of the hill within walking distance of Chateuneuf village, exceptional property combining refinement with comfort and security over 10,000m² of walled and fully enclosed landscaped gardens with 140 mature olive trees and 360 degree panoramic views from the Bay of Nice to Mandelieu. 25 minutes from both the Nice Airport and Cannes.

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The main villa consists of over 625m² under air conditioning and features large proportions for a living room with a cut stone fireplace and 3m ceilings, custom built oak library with a second cut stone fireplace, a dining room with views of the sea and the village and mountains behind, a fully furnished Siemens all electric eat in kitchen with a pantry and additional refrigerator and freezer, a separate laundry room. A large covered terrace with BBQ and a separate toilet and shower room. On the ground level three large bedrooms all with fitted closets with a large entry hall and 2 ½ bathrooms.

On the upper level a Master Suite with his and hers dressing rooms with two separate bathrooms with Grohe showers, Hammam and Jacuzzi plus a second bedroom or gym and a private study. A large finished basement perfect for a media or billiards room with a large air conditioned wine cellar and cigar cave. House completed in 2004 with a Certificate of Conformity. Fully air conditioned, Hager electrics, Meljac switched. Weismann Heating and Hot Water Systems. Siemens kitchen and pantry and laundry room. The finest of finishes throughout. Entire ground floor with terra cotta tiles with underfloor heating. Electric roller shutters with both individual and remote controls. Three secure garages, two separate storage areas and separate parking for two cars for the guardians with a separate entrance. Guardian cottage of 60m² with a living room, open plan kitchen, bedroom and full bathroom and toilet.

Jean Mus designed gardens and plantations. Underground automatic sprinkler system. Exterior under tree lighting. Heated 24m tile infinity swimming pool with Spa and automatic Ph and Chlorine systems. Multi-level stone terraces leading to pool / spa with a cascade and artificial rock beach designed by Eric Danton. Bose Sound System through the house and terraces. ADSL (5 line) digital telephone and fax system, fully wired (Cat 5) for high speed computer systems and three WiFi zones. Interior and exterior (perimeter) alarm systems. Entire property is fully walled and enclosed. Electronic gates.

Gallery

