



## 5 Bedroom Villa,

06510, Gattières, Alpes-Maritimes, Provence-Alpes-Côte D'azur

€1,250,000

Ref: 43484m0

\* 5 Beds \* 3 Baths \* 202m2

Near Saint-Jeannet Large modern villa facing the ocean, Beautiful nature, quiet, 20min from Nice airport South-East exposition Large volumes & windows 2 ensuite, 2 bdr, 1 bthr, 1 office, large open space for living/mezzan

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**French Entrée** 



## Property Description

Designed by an architect with huge volumes and space - built in 2009

- Wooden structure and house, painted 'bright blue-grey' (see pictures)
- Wood wool insulation - super healthy and dry
- South East exposition, warm and sunny in winter, cool in summer
- Large bay windows, double glazing anti intrusion, pivoting solar blinds
- Home automation, alarm system, contacts + radar
- 420m altitude, next to the Baou of Saint Jeannet - beautiful walks in nature, authentic Provence villages, perfect for hikes, rides and rest
- See views in all rooms
- Overflowing swimming pool
- Exotic wooden deck all around the villa
- Mezzanine with family room and sun deck
- 2 large ensuite bedrooms with Italian showers (over 20sqm)
- 3 other bedrooms
- Large bathroom
- Huge living room, and open space with 4 stair steps taking to a dining open room/area, with large sliding doors onto an outdoor wooden deck for lunch/dinners in the shade & camelias
- American kitchen, Italian tiled worktop, bar, sliding door window taking to the terrasse for optimal outdoor service
- Double garage with electric and remote controlled door
- Rotating suspended metal and spheric chimney (Focus) - perfect for heating in winter
- Low energy consumption house, heat pump w/ underfloor heating & cooling system
- Wooden floor and tiles in the house
- Automated watering system for the garden, grass, old and young olive trees, and other trees (apricot, fig, almonds, apple, prune, pommegrenade, grape, strawberries, kiwis, ...), bottle-brush
- Electrical fence against wild life



