

VILLA FOR SALE

Chateauneuf-grasse
Chateauneuf Grasse,
Provence-Alpes-Cote
d'Azur
France

Asking Price

€9,975,500

Bedrooms	5	Year Built	0
Bathrooms	5	Date Listed	03/13/2025
Size	458 Sq M	Listing ID	GL-1762750461
Listed by: Unique Living			

For more information, visit:

<https://www.globallistings.com/12039450>

Overview

Prestigious South facing stone 'bastide' with sea views. 25 minutes from both the Nice Airport and Cannes. This exceptional and unique property combining refinement with comfort and security over 10,000m2 of walled and fully enclosed landscaped gardens with 150 mature olive trees and 360 degree panoramic views from the Bay of Nice to Mandelieu. The main villa, designed by Richard Sansoe to the owners specifications, 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 Siematic 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 1/2 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. Seimatic 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.

Contact

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