

Majestic property, set in landscaped grounds of over
1ha designed by Jean Mus
Châteauneuf-de-Grasse, French Riviera, 06740







This luxury South facing stone property, boasting panoramic views from the Bay of Nice to Mandelieu, is set in fully closed landscaped grounds of over 1ha including 150 mature olive trees.

The main villa, designed by Richard Sansoe, of approximately 550 sq m of living area features a spacious reception room with a cut stone fireplace and 3m ceilings, custom built oak library with a further cut stone fireplace, a dining room with views of the sea, the village and the mountains, a fully furnished eat in kitchen with a pantry and a separate laundry room. A spacious covered terrace with BBQ, a separate toilet and shower room.

On the ground level there are 3 spacious en suite bedrooms. The upper level accommodation includes a master bedroom with 2 en suite dressing rooms and two separate bathrooms, Hammam and Jacuzzi plus a second bedroom 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. Three secure garages, two separate storage areas and separate parking for two cars for the guardians with a separate entrance. Guardian cottage of approximately 60sq m 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.











- Panoramic sea and mountain views
- Main villa and guest house
- Total 6 bedrooms
- Landscaped grounds of 1ha designed by J.Mus
- Heated swimming pool (24m)
- Living area of approximately 600 sq m
- DPE: C (96) GES: C (15)

Reference: CAN170025

Asking price: 9,975,000€*

*Agency fees at the charge of the vendor



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