

# BY BLUE

INTERNATIONAL REALTY

Magnificent Villa Florentine with studio with separate access in Grasse



Grasse - 1 175 000 €

Ref. 5733491

Discover this delightful, luminous Florentine villa, located in the sought-after South Grasse neighbourhood. Offering 4 bedrooms, a spacious living room, a convivial dining room and a fully equipped open kitchen, this generous 247 m<sup>2</sup> property is ideal for those seeking elegance and modern comfort. Two bedrooms and two bathrooms on the ground floor and the added independent studio adds to the rental investment benefits .

Nestled in a 1700 m<sup>2</sup> garden, this private oasis includes a refreshing swimming pool and a practical garage, providing a perfectly appointed outdoor living space and shaded terraces. Open views and even a glimpse of the sea, complete privacy. Its location is also ideal for the Fenelon school, which is within walking distance, while the single-storey bedrooms and independent studio make it an attractive option for seasonal rentals. Don't miss out on this unique opportunity!

Living area : 247 m<sup>2</sup>

Bedrooms : 5

Surface area of land : 1656.00 m<sup>2</sup>

Exposition : South

Rooms : 7

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✓Swimming pool

Property tax : 4 006 €

Fees payable by vendor

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