

# BY BLUE

INTERNATIONAL REALTY

Superb contemporary villa with breathtaking views in Auribeau-sur-Siagne



Grasse - 1 550 000 €

Ref. 85317528

Discover this contemporary architect-designed villa, nestled in a peaceful, private setting yet close to all commodities. Offering extraordinary views of the surrounding countryside, this property is a true haven of peace.

On arrival, a beautiful entrance hall gives access to parking and a garage with space for two cars. The first level leads to the main entrance of the house, embellished by an elegant fountain, as well as to an independent flat comprising two bedrooms, a living room with kitchen, two shower rooms, two WCs and a private terrace. Ideal for rental investment!

As you enter the main house, you will immediately be captivated by the light and spacious layout. On the right, a study that could be used as a fifth bedroom has a shower room with toilet. A short staircase leads down to the vast, glass-walled living room, with direct access to a terrace overlooking the pool and outdoor areas. The panoramic view over the village of Auribeau and the Tanneron hills is breathtaking, particularly when the mimosa trees are in bloom, tinting the landscape green and yellow.

The living room also features a cosy corner with a modern fireplace, perfect for relaxing, as well as a spa area with sauna for moments of absolute relaxation. The open-plan kitchen, adjoining the winter dining room, leads to an adjacent terrace, ideal for summer meals. A utility room and scullery complete this functional space.

Descending to the second level, you'll find a magnificent air-conditioned wine cellar with a tasting room. This level also houses the sleeping area, with three bedrooms each with its own bathroom/shower. Two of these bedrooms have dressing rooms, for optimum comfort. This

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floor also gives direct access to the large free-form swimming pool, surrounded by terraces, and to a pool house equipped with a bar, shower and WC. Bathed in sunshine all day long, this area is perfect for both holidays and year-round living.

Close to schools, with bus stops nearby and just 15 minutes from the Fénelon international school, this villa is ideally located. The sea is just 20 minutes away, with easy access to the beaches of Cannes. This exceptional property is a must-see!

Living area : 244 m<sup>2</sup>

Bedrooms : 5

Surface area of land : 1500.00 m<sup>2</sup>

Exposition : South-east

Rooms : 7

✓Swimming pool ✓Terrace

Property tax : 2 200 €

Fees payable by vendor

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