



## LUXURY BY BLUE

INTERNATIONAL REALTY

Charming Provençal Bastide – Walking Distance to Golf – 228 m<sup>2</sup> Garage – Flat  
Riverfront Grounds



Châteauneuf-Grasse - 1 790 000 €

Ref. 85757001

Just a stone's throw from the Grande Bastide Golf Course, this authentic Provençal bastide, built in 2004, offers 240 m<sup>2</sup> of living space (626 m<sup>2</sup> total floor area) on a magnificent flat plot of 4,876 m<sup>2</sup> bordering the Brague River, and features a beautiful newly built swimming pool seamlessly integrated into its surroundings.. Set in complete privacy, it provides a rare living environment that blends tranquillity, nature and elegance.

Designed in the spirit of traditional bastides, the house is arranged around a central flowering patio, with multiple terraces, a summer lounge and an outdoor dining area that can be enjoyed for most of the year. The spacious, light-filled living room, featuring a sculpted stone fireplace, opens generously onto the garden through large sliding pocket doors. The kitchen marries the charm of aged wood with natural stone and extends into a practical scullery.

On the ground floor there are four bedrooms—two with en suite bathrooms, while the other two, currently arranged as studies, share a shower room. Upstairs, the master suite forms a private retreat with a generous bedroom, dressing room, lounge, full bathroom and a 'tropicalienne' rooftop terrace discreetly nestled beneath the roofline.



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Another highlight is the 228 m<sup>2</sup> subterranean garage, accessed via a ramp, capable of housing up to ten vehicles. It also includes a workshop, storage areas and a games room, with several additional outdoor parking spaces available.

The grounds, entirely flat and laid to lawn, slope gently down to the La Brague river, offering private access to a small sandy beach. Completely unoverlooked, the estate provides a rare bucolic setting—perfect for outdoor living with family or as a couple—and even allows for a pony in a secure, verdant paddock.

The villa is equipped with fibre-optic internet, an alarm system, centrally controlled electric roller shutters and is connected to mains sewage. It is situated five minutes from Valbonne, thirty minutes from Nice airport, and close to shops, international schools and sports facilities.

Living area : 240 m<sup>2</sup>

Bedrooms : 6

Surface area of land : 4876.00 m<sup>2</sup>

Exposition : West

Rooms : 7

✓Swimming pool ✓Terrace

Property tax : 3 125 €

Fees payable by vendor

# B

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