



# LUXURY BY BLUE

INTERNATIONAL REALTY

SOLE AGENT – Magnificent 19th-century residence for sale in Méounes



Méounes-lès-Montrieux - 1 500 000 €

Ref. 86818025

In Méounes, this magnificent 19th-century residence has been fully renovated using high-quality materials while preserving the charm of the original architecture. Offering approximately 400 sqm of living space, it is set within 3.6 hectares of beautifully landscaped grounds planted with around one hundred olive trees, providing a rare lifestyle setting combining authenticity, elegance and nature.

The main house features, on the ground floor, a warm and inviting living room with fireplace, a fully equipped kitchen with traditional bread oven, a laundry room, a separate WC and a boiler room.

Upstairs, you will discover a superb master suite with office, dressing room, separate WC and a full bathroom (with both shower and bathtub), as well as two additional bedrooms, each with its own shower room and WC.

A secondary residence completes the property with its own living room, kitchen, utility room, cellar, a master suite with shower and WC, a bedroom with shower and WC, and a dressing room.

The two houses communicate internally while also benefiting from separate entrances, allowing for a fluid layout and complete independence depending on needs.

In addition, a separate annex offers a bedroom with kitchenette and a shower room with WC,



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perfect for guests, a teenager, or a rental opportunity.

Outside, everything has been designed for comfort and the Provençal art of living: travertine terraces, a pétanque court, electric gate, double garage with automated doors, garage/workshop, carport, chalet, a 6 x 12.5 m swimming pool with motorized cover, summer kitchen and technical room.

The property also benefits from modern and efficient equipment including photovoltaic panels for self-consumption, central heating via heat pumps, reversible air conditioning, and thermodynamic hot-water tanks.

A truly exceptional property, combining character, generous volumes and high-quality amenities, set in a privileged environment.

Ideal as a charming family residence or for a high-end hospitality or reception project.

Surface habitable : 390 m<sup>2</sup>

Chambres : 6

Surface terrain : 36000.00 m<sup>2</sup>

Exposition : South

Pièces : 9

✓Cave

Les honoraires sont inclus à la charge du vendeur

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