

# Magnificent contemporary villa with panoramic views, Castellaras

Price : € 2.750.000



|                            |                                       |                           |                                  |                     |
|----------------------------|---------------------------------------|---------------------------|----------------------------------|---------------------|
| <b>Rooms :</b> 8           | <b>Bedrooms :</b> 5                   | <b>Bathrooms :</b> 6      | <b>Sqft :</b> 380 m <sup>2</sup> | <b>Type :</b> House |
| <b>Views :</b> Countryside | <b>Land Area :</b> 2800m <sup>2</sup> | <b>Reference ID :</b> 142 |                                  |                     |

In a very secluded and private setting, enjoying lovely views to the surrounding mountains of the Esterel, large contemporary villa of 380 m2 on a terrain of 2800m2 in perfect condition.

The villa is approached through a long drive with double gates enhancing the security of the property.

The villa comprises a large entrance hall, a magnificent light and airy living room of some 100m2 with fireplace opening to the terraces, huge fully equipped open style kitchen opening to breakfast corner terrace.

On the first floor are a superb guest suite with bedroom, dressing, bathroom and office space, and a large bedroom with bathroom.

On the lower level is the master bedroom with a huge dressing, a magnificent bathroom, opening to the terrace and the pool area, 2 more large bedrooms both with bathrooms.

Large laundry room, wonderful wine cellar, boiler room, play room with double bathrooms, 3 car garage.

Beautiful gardens with large heated swimming pool, boules court excellent covered terrace with linden trees.

All in all a spectacular property equipped with top of the line fittings and furniture and well worth a visit!

## Features :

|                  |                      |                   |              |
|------------------|----------------------|-------------------|--------------|
| Air-conditioning | Double glazing       | Electric shutters | Fireplace    |
| Home automation  | Internet             | Sliding windows   | Barbecue     |
| Car port         | Irrigation sprinkler | Outdoor lighting  | Alarm system |
| Video security   | Videophone           | Swimming pool     |              |

## Area`s:

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BIC : CCBPFRPPMAR  
TVA intracommunautaire : FR28752484360  
SIRET : 752 484 360 00017 – SAS capital de 1000 €

|                |                |           |             |
|----------------|----------------|-----------|-------------|
| 1 Land         | 1 Living-room  | 1 Kitchen | 5 Bedroom   |
| 6 Bathroom     | 1 Laundry room | 1 Cellar  | 1 Play room |
| 1 Storage room | 3 Garage       |           |             |

**Nearby:**

|                         |                    |                         |                           |
|-------------------------|--------------------|-------------------------|---------------------------|
| Shops (2 minutes)       | Beach (15 minutes) | Town centre (2 minutes) | Train station (2 minutes) |
| Supermarket (3 minutes) | Tennis (5 minutes) | Golf (5 minutes)        | Airport (25 minutes)      |

Energy - Conventional consumption Class : B  
Energy - Emissions estimate Class : C

Energy - Conventional consumption : 75 kWh/m<sup>2</sup>.year  
Energy - Emissions estimate : 17 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



See more

<https://azurpavillon.com/real-estate/listing/magnificent-contemporary-villa-with-panoramic-views-castellaras-1435762>