

# Wonderful chateau in 200m from the beach

Price : € 2.990.000

**Rooms :** 10      **Bedrooms :** 5      **Bathrooms :** 4      **Sqft :** 330 m<sup>2</sup>      **Type :** House  
**Views :** Garden, Sea      **Land Area :** 885m<sup>2</sup>      **Reference ID :** 125 / 125

In a wonderful lush park of 3 hectares, lovely restored little chateau of some 330m<sup>2</sup> on private ground of 880m<sup>2</sup> in 200m from the beach and 10 minutes walk from the Croisette

The chateau comprises on the ground floor a large entry hall with visitor toilet, a large dining room with beautiful stained glass windows, a vast kitchen opening to the terraces, a large living room with beautiful fireplace and a library opening to a private terrace.

Upstairs is the huge master bedroom with bathroom, sitting room, an office and dressing and a second large bedroom with bathroom opening to a private terrace.

The second floor hosts 2 bedrooms, one with a large private terrace and a shared bathroom.

Direct access to the vast roof terraces.

On the lower level is a separate apartment with bathroom and kitchenette and separate entry.

The grounds comprise large terraces with an overflow swimming pool, garage and large storage spaces.

A unique property with a long and well documented history!

## Features :

|                  |                      |               |                   |
|------------------|----------------------|---------------|-------------------|
| Air-conditioning | Sliding windows      | Crawl space   | Electric shutters |
| Fireplace        | Internet             | Window shade  | Barbecue          |
| Outdoor lighting | Irrigation sprinkler | Alarm system  | Electric gate     |
| Intercom         | Safe                 | Swimming pool |                   |

## Area`s:

|           |               |               |            |
|-----------|---------------|---------------|------------|
| 1 Land    | 1 Living-room | 1 Dining room | 1 Kitchen  |
| 1 Library | 5 Bedroom     | 4 Bathroom    | 1 Basement |

## Nearby:

|                        |                          |                           |                      |
|------------------------|--------------------------|---------------------------|----------------------|
| Bus (100 metres)       | Town centre (600 metres) | Train station (5 minutes) | Airport (25 minutes) |
| Ski slope (45 minutes) | Sea (200 metres)         |                           |                      |

**Energy - Conventional consumption Class :** D

**Energy - Emissions estimate Class :** A

**Land Value Tax :** 4.384 € / year

**Energy - Conventional consumption :** 160 kWh/m<sup>2</sup>.year

**Energy - Emissions estimate :** 5 kg éqCO<sub>2</sub>/m<sup>2</sup>.year

See more

<https://azurpavillon.com/real-estate/listing/wonderful-chateau-in-200m-from-the-beach-763043>