

Grand property with lovely views, close to Mougins

Price : € 2.490.000

Rooms : 14 Bedrooms : 7 Bathrooms : 6 Sqft : 575 m² Type : House
Land Area : 7480m² Reference ID : 165 / 165

Situated on an elevated position between Grasse and Cannes affording far reaching views across the Siagne Valley and the Tanneron hills, this large Cote d'Azur villa is surrounded by beautiful grounds with lush vegetation, a perfectly manicured romantic garden and a full size tennis court.

The property was built by Lord Astor in 1960 and has since had only 3 owners.
Ideal for large parties, the villa is very well equipped to offer a relaxing holiday in one of the most sought after regions of France. Most of the bedrooms feature large windows and balconies with electric awnings and outdoor seating facilities to admire the surrounding landscape. An enchanting Renaissance style pool with fountain and stone archway embellish the exotic garden, rich in palm trees, pines, mature oaks and shrubs offering plenty of shady areas during the hot summer days.
A pool house with summer kitchen, sauna and Jacuzzi complement the splendid pool area which also encompasses a private tennis court and boules pitch just a few steps below.

MAIN HOUSE

Ground floor:

Large open plan living/ dining area, open fireplace, 2 large French doors to terrace, outdoor dining facilities, electric awnings.
Guest WC.
Master double bedroom, (air conditioning) dressing area, two French doors to garden, en-suite bathroom, Jacuzzi bath tub, shower, WC.
Fully equipped traditional kitchen/ breakfast room, French door to garden, outdoor dining facilities.

First floor:

Double bedroom, large dressing area, en-suite bathroom, WC.
Living room/ library, bar area, French door to terrace, views, outdoor seating facilities.
Double bedroom, en-suite bathroom.
Separate WC.

Lower ground floor:

Home cinema room, Gym
Twin bedroom, French door to garden.
Double bedroom, French door to garden.
Shared bathroom and WC between two bedrooms above.
Double bedroom, French door to garden.
Twin bedroom, French door to garden.
Shared bathroom and WC between two bedrooms above.

COTTAGE:

Small living area French door to garden, outdoor dining facilities.
Kitchen/ breakfast room.
Double bedroom, views over pool and garden.
Separate shower room.
Separate WC.

Grounds:

Grounds of 7480m² comprising a beautifully maintained garden, fountains, several terraces, a kidney shaped 14m x 5 m heated pool (depth: 0.80m to 1.5m) protected by a fence, covered terrace, outdoor dining facilities, pool house with summer kitchen, sauna, shower, heated Jacuzzi bath, WC.
Boules pitch, round stone back gammon table, large synthetic tennis court, children's playground (slide, swing, battery operated car), parking space for 7 cars.
Stone features in the garden.

Features :

Air-conditioning	Double glazing	Fireplace	Internet
Jacuzzi	Barbecue	Outdoor lighting	Well drilling
Electric gate	Videophone	Bowling green	Sauna
Swimming pool	Tennis court		

Area`s:

1 Land	2 Living-room	1 Dining room	1 Kitchen
7 Bedroom	6 Bathroom	1 Home cinema	1 Exercise room
1 Laundry room	1 Maid's studio	1 Apartment	

Nearby:

Airport (25 minutes)	Beach (15 minutes)	Shops (5 minutes)
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Energy - Conventional consumption Class : E

Energy - Emissions estimate Class : F

Land Value Tax : 6.485 € / year

Energy - Conventional consumption : 250 kWh/m².year

Energy - Emissions estimate : 74 kg éqCO2/m².year

See more

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