

Maison Peymeinade 190 m²



SALE PRICE : 1 130 000 €

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DESCRIPTION

Ideally located in the heart of Peymeinade, within walking distance of shops and the secondary school, this luxury villa built in 2006 underwent a complete renovation in 2018 using high-quality materials and top-of-the-range fittings.

With a surface area of approximately 190 m², the house is set on 1,800 m² of flat land and offers a quiet, bright and green living environment.

On the ground floor, you will find a large, light-filled living room with a 4-metre bay window, a fireplace and dimmable lighting. The fully equipped open-plan kitchen is separated from the living room by an elegant sliding glass door. This level also includes a master bedroom, a study and a two-room apartment with a fitted kitchen, shower room and separate WC.

This outbuilding, converted into a two-room apartment with a private terrace, is ideal for welcoming family and friends or generating rental income.

Upstairs, the villa has two additional bedrooms, a bathroom and a WC.

Outside, you will enjoy a spacious 45 m² covered terrace with a summer kitchen, a 10 x 4 m tiled and heated swimming pool with integrated roller shutter, and a low-maintenance dry garden. The property also has a cellar, a utility room, an automatic gate and plenty of parking space (up to 10 vehicles).

Additional features:

- Fully air-conditioned house (reversible air conditioning)
- Double-glazed aluminium window frames with roller shutters
- Cupboards in all rooms
- Quiet residential neighbourhood
- Location: 10 minutes from Grasse town centre
- Energy performance rating: B – Greenhouse gas emissions: A
- Estimated annual costs: between €1,500 and €1,800
- Property tax: €2,543

FEATURES

Property type:	Maison	Area:	190.0 m ²	Property tax:	€2.00
Number of rooms:	8 rooms	Number of bedrooms:	4 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

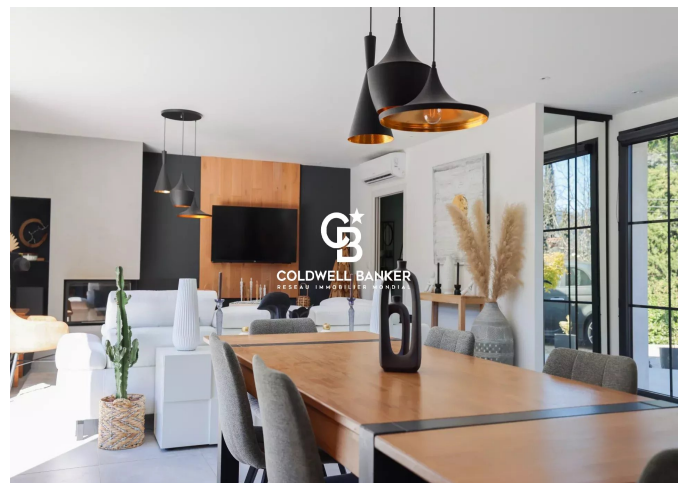
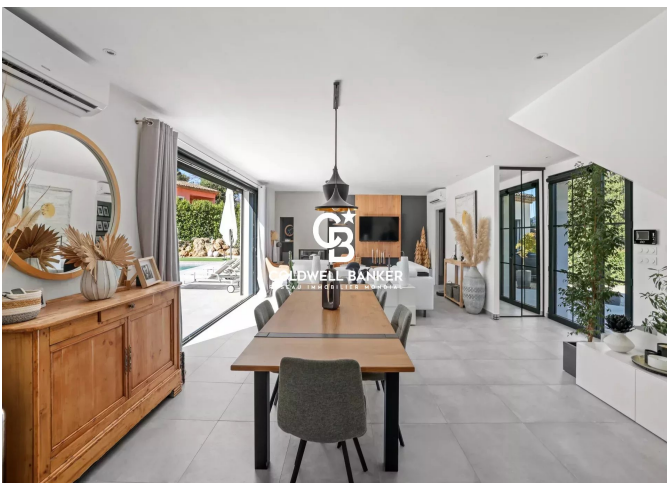
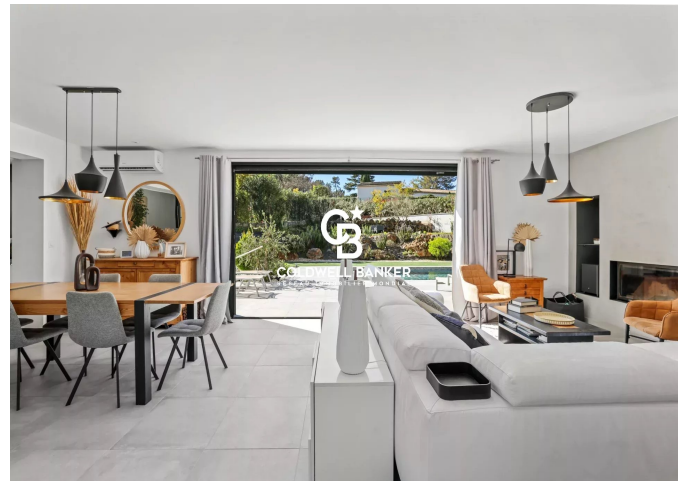
ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 72

Greenhouse gas emissions (GHG) index: A 2



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