

[Click to view MFH-PROHWVB84804293](#)

## Villa With Sea View, Guest House And Pool - Magagnosc

Grasse , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



# €1,498,000

inc. of agency fees

7 Beds

270.79 sqm

EXCLUSIVE - In Magagnosc, near Châteauneuf de Grasse, a superb Belle Époque villa built on a residential hillside with panoramic views extending to the sea. The low-maintenance natural garden (with...

### At a Glance

**Reference** MFH-  
PROHWVB84804293

**Bed** 7

**Near to** Grasse

**Pool** Yes

**Price** €1,498,000

**Hab.Space** 270.79 sqm

**Land Tax** N/A

### Property Description

EXCLUSIVE - In Magagnosc, near Châteauneuf de Grasse, a superb "Belle Époque" villa built on a residential hillside with panoramic views extending to the sea.

The low-maintenance natural garden (with around 10 olive trees among others) spans 2870 m<sup>2</sup> and includes

various levels, including a new pétanque court. The property also features a separate guest house with its own entrance and parking.

The main house comprises 7/8 rooms. On the ground floor/first floor, you have an entrance hall, a living room with a fireplace, a dining room, a fully equipped kitchen, two bedrooms with en-suite shower rooms or bathrooms, and an office. An outdoor dining area is directly accessible from the kitchen.

On the lower level, there are four bedrooms, two shower rooms, and a laundry room.

Outside, the pool and pool house are ideal for outdoor dining. There is also parking for several cars and a closed garage.

There is a good walking path to the square of Châteauneuf (with restaurants, shops and bakery). Up on the mountain above the house there are nice walkways, more challenging terrain and exciting nature and of course a wonderful view. Very nice area for walking, hiking, cycling etc.

## Summary

Property type:	House
Bedrooms:	7
Price	€1,498,000

## Key Information

Year Built:	1890
Internal Area:	270.79 sqm
Number of Fireplaces:	1
Property Features:	
• Fireplace	
Swimming Pool?	Yes
Has Alarm	Yes

**Location: Provence-Alpes-Cote-d'Azur**



## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates