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## Chateauneuf-grasse Stunning Design New Apartments

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



# €475,000

inc. of agency fees

2 Beds    1 Baths    69 sqm    0.01 ha

Châteauneuf-Grasse is listed in the inventory of historical sites of the Alpes-Maritimes. The city dominates the surrounding countryside...

### At a Glance

<b>Reference</b>	MFH-PROAN1102581	<b>Near to</b>	Châteauneuf-Grasse	<b>Price</b>	€475,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	69 sqm
<b>Land</b>	0.01 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Châteauneuf-Grasse is listed in the inventory of historical sites of the Alpes-Maritimes. The city dominates the surrounding countryside and the bay of Cannes in the distance. Châteauneuf-Grasse is concentrated on a promontory which dominates the entire Vençoise plain. In the heart of this atypical small town, sprinkled with groves of plane trees and fig trees, the architecture is Provençal, steeped in history.

On the plain facing the Golf de la Grande Bastide, the residence is located in an area sought after for its green and residential character, so it is calm and peaceful. This new residence is part of a preserved environment surrounded by luxury houses and homes. Entirely closed and surrounded by raised gardens, this golf residence contributes to the vegetal and residential character of the district. Its contemporary, intimate architecture, with only two floors, offers wonderful exposure to the apartments. All are available for an outdoor space, terrace or private garden and a comprehensive view of the golf course and the surrounding area.

Châteauneuf-Grasse stunning design for new contemporary apartments

This project is modern and environmentally friendly, with an emphasis on light. Its sober facades, alternate shades and materials put on a simplicity of lines, reserving the sun highlights them. The retreats and advances of the position of the terrace judiciously according to the orientations play with shadows and light.

Exterior surfaces to prolong your well-being

You benefit from beautiful and generous green spaces and a swimming pool. Planted with olive trees, citrus fruits and exotic plants, these offer residents a preserved and pleasant nature setting. The apartments on the ground floor benefit from an enclosed private garden opening onto a peaceful and secure environment.

Space to give comfort its place in Châteauneuf-Grasse

We offer apartments and duplexes, decided from 2 to 5 rooms. They all benefit from neat fittings. The living rooms open onto a kitchen to free up space and extend into terraces or gardens. The ubiquitous bay windows and windows facilitate the dialogue between the interior and the exterior. The quality of your apartment design is just in the details of the moon. The services have thus been selected to guarantee a lasting sweetness of life and well-being.

Benefits

Interior Spaces

- Less are clad in 60x60 tiles in all rooms in a wide choice of colours, with the possibility of replacing them with parquet.
- 20x50 earthenware adorns the walls of bathrooms and shower rooms, full height on all walls.
- The walls and ceilings are coated with smooth white paint.
- The bay windows are fitted with insulating double glazing and equipped with roller shutter boxes flush with the carpentry with motorized operation. All windows and joinery will be aluminum.
- The bathrooms offer quality sanitary fittings: heated towel rail, single or double design vanity unit topped with a mirror and light strip, wall-hung toilet, extra-flat shower tray with shower screen.
- The apartments will be equipped with a home automation system with SOMFY tactile roller shutter control, silence, and centralized function.

Outdoor Spaces

- The floors of the balconies and terraces respected slabs on studs in enamelled porcelain stoneware of dimension 60 x 60.
- Each terrace will be equipped with a power outlet, a tap and a light point.

Common areas

- Our interior designer will decorate the entrance hall.

- The development of green spaces will comply with the landscaping section of the building permit (eg: false pepper trees, flowering plum trees, oaks, etc.).

security

- A Vigik® badge allows access to the airlock in the entrance hall of the residence.
- Landing door with 3-bolt A2P2\* safety lock.
- All apartments will be equipped with a videophone system.

An 18 hole golf in front of you

A golf course at the foot of your apartment, with an 18-hole course, for a real golfing challenge and an exceptional panoramic view. The Grande Bastide golf course offers fans of this precision sport an unobstructed view of the Nice hinterland and enjoys an unrivalled reputation among regulars in the region. It provides golfers, beginners or experienced, wide fairways and greens well defended by numerous bunkers and water features.

Access & Transport

By car\*

- 11 minutes from the A8 motorway (direction Nice and Marseille).
- 16 minutes from Sophia-Antipolis.
- 31 minutes from Nice Côte d'Azur airport.
- 16 minutes from Mougins.
- 10 minutes from Valbonne.
- 34 minutes from Cannes.

A foot

- 13 minutes from Opio.
- 9 minutes from Club House du Golf

### Summary

Property type:	New Build and Off-Plan
Bedrooms:	2
Bathrooms	1
Price	€475,000

### Key Information

Internal Area:	69 sqm
Land Area:	0.01 ha

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



# Gallery





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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.

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**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.

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