

THE PRIVATE OFFICE
REAL ESTATE

CASA POPPY



“A beautiful Mediterranean property, with incredible finishes and some of the finest views I have ever, ever seen.”


FOUNDER AND CEO







Nestled on the slopes of the Ligurian Maritime Alps National Park, Casa Poppy is a pretty, detached stone country home with sensational views stretching across the hills, beyond which lies the Mediterranean. The property is only 2.5 miles from the nearby picturesque village of Pigna; a short drive to the coast; 20 miles from Menton in the South of France and just 45 miles from Nice Airport.

The uniqueness of this dwelling is its stunning, south facing vista of hills, beyond which lies the Mediterranean – enjoying completely uninterrupted views.



The property is newly renovated throughout, with immense care and attention taken to the smallest details that combine rustic charm with modern comforts. Many of the fittings, such as the large resin walk in shower bases, and the soft close system drawers installed in both bathrooms are made to order by a top Italian bathroom designer.

The bespoke aluminium bifold doors and kitchen windows have been imported from a reputable UK brand.

The house itself is laid out over two floors. Both double bedrooms and bathrooms are south facing with stunning views from each window. The kitchen faces north, offering a welcome respite from the heat and the bifold doors to the side open out to an astounding vista of garden, woods and hills and enjoying the early evening sun due to their westerly orientation.



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The kitchen has been entirely rebuilt, the main part of the house fully rewired and re-plumbed with a new boiler, septic tank and water storage system, not forgetting the matte finish concrete flooring throughout. The property has potential for further development in the future, should the new owner(s) wish this.

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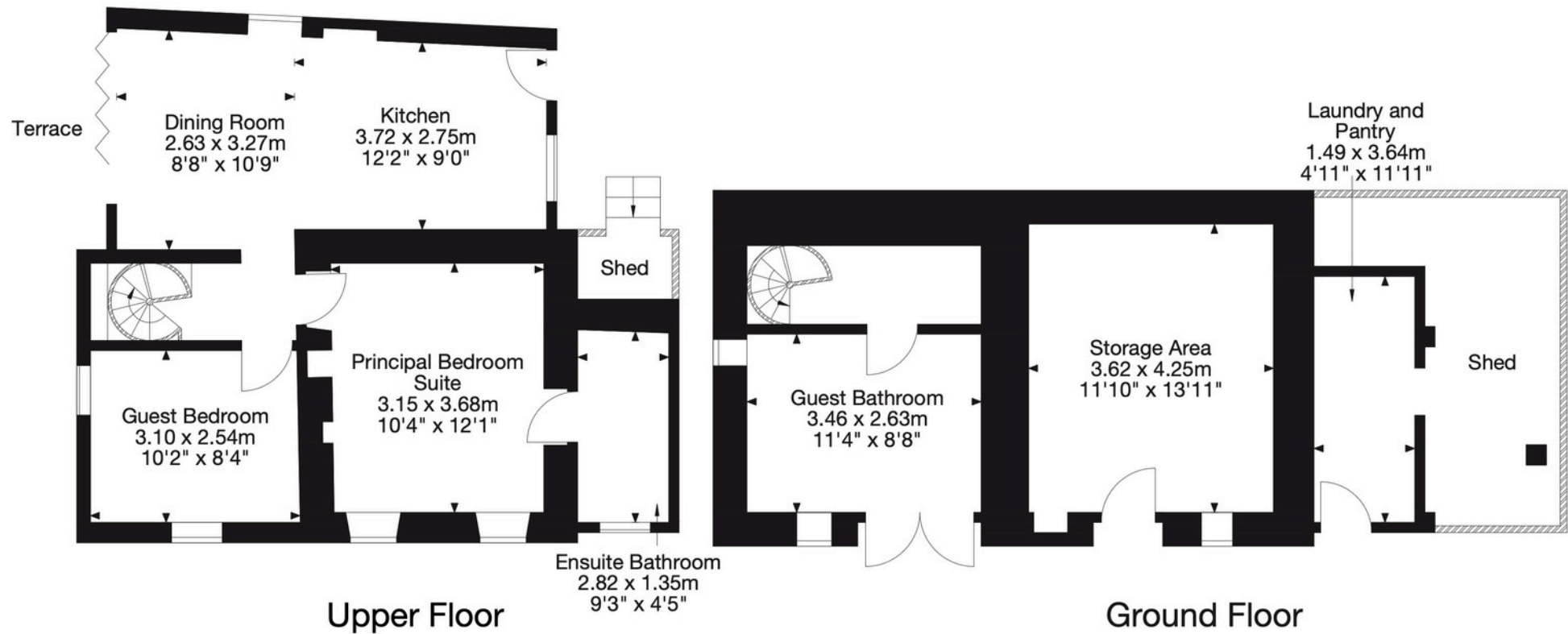
Casa Poppy lies within 3.8 acres and it is a true, natural paradise, enriched by 13 olive trees and a variety of fruit trees: cherries, oranges, clementines, lemons, apples, pears, peaches, persimmons, medlar, figs and walnuts. Approximately 2,000sq metres is cultivated land and garden, the rest is a large chestnut wood, with more olive trees that stretch down into the valley, affording the owner a significant level of privacy.

To the side of the property is a new parking area with two garages and an outbuilding, the property also benefits from a large vaulted storage space underneath the main building.

Furthermore, certain items of bespoke furniture are available via separate negotiation.

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Casa Poppy
Gross Internal Area (Approx.)
89 sq m / 957 sq ft





SPECIFICATION

Near Pigna, Ligurian Alps | €425,000 | Two Bedrooms | Country Cottage



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FIXTURES AND FITTINGS All fixtures, fittings and furnishings i.e. curtains, light fittings and garden statuary etc. are expressly excluded from the sale, but some items may be made available by separate negotiations.

TENURE Freehold

VIEWINGS Strictly by appointment with the sole marketing agents The Private Office: Real Estate

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