

1 195 000 €

**For sale villa****5 rooms****Surface : 200 m<sup>2</sup>****Surface of the land : 2700 m<sup>2</sup>****Year of construction : 1980****Exposition : sud est****View : mer****Hot water : Electrique****Inner condition : A rafraîchir****External condition : excellent****Couverture : tiles****Features :**

fireplace, intercom, double glazing,  
Climatisation, pool, pool house, Bedroom  
on ground floor, double glazing

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 cellar

**Energy class (dpe) : E****Emission of greenhouse gases (ges) : B**

Document non contractuel

27/04/2024 - Prix T.T.C

**Villa 2176 Tourrettes-sur-Loup**

A 3 bedroom Provençal villa with pool, sea view and within walking distance to the Medieval village of TOURRETTES SUR LOUP. The accommodation comprises:  
Ground Floor: entrance hall, spacious living room with stone fireplace, open-plan kitchen opening onto covered dining terrace; bedroom 1; bathroom; independent WC; access to 24m<sup>2</sup> cellar  
First Floor: spacious curved mezzanine; bedroom 2 with fitted cupboards and private terrace; large bedroom 3; shower room; separate WC; 32m<sup>2</sup> west-facing sun terrace  
Exterior: large lawned terraced gardens with olive trees; 12m x 5m swimming pool with pool house and outdoor shower; garage adjoining house, which has potential to convert to habitable space; parking  
This villa, located in a sought-after area because of its sea view and walking distance to the village, has the additional potential for creating a 4th bedroom, if required.

**Fees and charges :**

1 195 000 € fees included

