

1 195 000 €

For sale villa

5 rooms

Surface : 200 m²

Surface of the land : 2700 m²

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

27/07/2024 - 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 24m2 cellar

First Floor: spacious curved mezzanine; bedroom 2 with fitted cupboards and private terrace; large bedroom 3; shower room; separate WC; 32m2 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

