

2 495 000 €

**For sale villa****7 rooms****Surface : 280 m<sup>2</sup>****Surface of the land : 3500 m<sup>2</sup>****Year of construction : 2010****Exposition : Sud sud est****View : Mer panoramique****Hot water : Electrique****Inner condition : excellent****External condition : exceptional****Couverture : tiles****Features :**

pool, electric shutters, heated pool,  
Bedroom on ground floor, double glazing,  
Laundry room, Automatic gate, calm,  
Terrain de boules

5 bedroom

2 bathrooms

2 showers

6 WC

3 cellars

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

Document non contractuel

18/06/2024 - Prix T.T.C

**Villa 3268 Tourrettes-sur-Loup**

A stunning and extremely well-maintained 5 bedroom modern Provençal villa with pool, sitting in beautifully landscaped gardens and featuring a superb panoramic sea view. Located above, and within walking distance of the village of Tourrettes sur Loup, the light and airy accommodation comprises: Entrance Level: superb master bedroom suite with private balcony and terrace, full range of fitted wardrobes, en suite bathroom with bath, separate shower, twin sinks and private WC and bidet; 2 further double bedrooms, each with en suite shower room; spiral staircase offering views through double height feature windows, leading down to the living area. Garden Level: extremely spacious open-plan living area (lounge with open fireplace, open kitchen with dining area, additional lounge area). Large glazed doors opening onto a lawned garden and a covered dining terrace with BBQ corner; 2 further double bedrooms with shared bathroom. Exterior: a particular feature is the well-stocked landscaped grounds within which is a heated pool with tiled surround, attractive lawned area with feature circular viewpoint terrace, boules court, covered dining terrace with BBQ, parking for several vehicles

