



House

VILLENEUVE LOUBET (06)

799 000 €\*  
\* Agency fees to be paid by the seller



171 m<sup>2</sup>



6 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

Located in Villeneuve Loubet, very beautiful detached stone villa of 171 m<sup>2</sup> on wooded grounds of 1000 m<sup>2</sup>. Composed of two 3-room apartments on 2 levels with the possibility of combining the 2 apartments. On the ground floor a magnificent living room/living room with its fireplace and its fully equipped open kitchen and central island. 2 beautiful bedrooms with cupboards, a beautifully crafted bathroom and a separate toilet. Upstairs you will also find a beautiful living room/living room with open kitchen, 2 bedrooms with cupboards, a separate toilet, a walk-in shower room and a toilet as well as a veranda. A large swimming pool will enhance your summer days as well as a pétanque court. Numerous terraces in the house, a workshop and a double garage and easy parking in front of the house will allow you to park all your vehicles. TO SEE VERY QUICKLY BECAUSE RARE ON THE MARKET

Number of lots in the co-ownership: 4, Average annual amount of the share of charges (projected budget): €50 or €4 per month. Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

\*\* ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Thierry BERTIN**

**VILLENEUVE-LOUBET  
(06270)**

Agent

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Courts service city :  
ANTIBES

**(+33)6 11 10 00 18**

## LE BIEN EN IMAGES





DETAILS

GENERAL

Reference	840652
Property type	House
Year of construction	1970
Exposure	South
View	Vue dégagée, Panoramique, sur Montagne
Furnished	Yes

SURFACES

Living space	171 m²
Surface Carrez Law	171.53 m²
Living room surface	48 m²
Land surface	1029 m²

CONDOMINIUM INFORMATION

Condominium property	Yes
Condominium lots count	4
Condominium fees	4 €/mois
Share of expenses	50 €

COMPOSITION

Number of rooms	6
Number of bedrooms	4
Number of bathrooms	1
Toilets count	3
Washrooms	1
Balcony	1
Terrace	1

DPE/GES

DPE	109
GES	3

APPENDIX

Parking	extérieur
Parking space	3
Garage	1
Videophone	Non

SERVICES

Air conditioning	Yes
Heater	climatisation réversible
Heater	solaire
Heater	pompe à chaleur
Heater	bois
Kitchen	américaine
Swimming-pool	Yes
Interpcom	Yes



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SAS au capital de 100.000 euros

**Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle**