



Property

VIDAUBAN (83)

699 000 €*

* Agency fees to be paid by the seller



207 m²



7 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

Very rare on the heights of VIDAUBAN an elegant property on 2 levels of 207 m2 with a villa of 4 main rooms including 3 bedrooms possible plus a T3 apartment on the ground floor with 2 bedrooms possible depending on needs, a large enclosed park with trees in terraces of 3,986 m2, a carport and large parking lot, a secure swimming pool and a pétanque court. A true haven of peace 5 km from the city center, shops, schools and useful daily services. The A8 motorway access is 6 km away, the TGV station is 10 km away, the beach is 38 km away and NICE airport is 98 km away. This new development, nestled peacefully in a green setting, is an exceptional property. It offers a wonderful, very warm living space extended by terraces and balconies on each side of the house. The fitted and equipped kitchen allows direct access to the swimming pool and the pergola. This beautiful residence in a dominant position offers an exceptional and sunny panoramic view thanks to its good exposure. This villa can perfectly suit a family in this privileged setting conducive to rejuvenation and the T3 apartment can be easily decorated and furnished to be rented and to accommodate family or friends. The living rooms have very generous volumes: a pleasant air-conditioned living room of 51 m2 with pellet stove, an open fitted and equipped kitchen of 26 m2, an office which can be converted into an additional bedroom if necessary, 2 suites with cupboards, bathroom or bathroom and separate WC... The whole is maintained with great taste and forms a beautiful family home. ITS ADVANTAGES: An automatic entrance gate with videophone, a superb enclosed garden with Mediterranean trees, a 9m by 4m swimming pool protected from view by its submerged shutter, a pétanque court, large lit terraces around the swimming pool and the house to enjoy the sunny days in complete peace, a carport, a garden shed, a storage room, an independent T3 apartment, an alarm, reversible air conditioning, a 270 l thermodynamic water heater, a softener, a compliant septic tank... Everything is there to please you! Come and discover this gem for lovers of well-being and tranquility! Do not hesitate to contact me by telephone for further information and to arrange a visit. You can also consult my customer testimonials on my website etienne.kempeneers.capifrance.fr POSSIBLE INTERAGENCY. Information on the risks to which this property is exposed is available on the Géorisks website: www.georisks.gouv.fr

Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : 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!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 846489

Property type Property

Year of construction 1985

Exposure N-W / S-E

Vue dégagée, Panoramique, sur Forêt, sur Jardin,
sur Montagne, sur Piscine

SURFACES

Living space 207 m²

Living room surface 51 m²

Land surface 3986 m²

COMPOSITION

Number of rooms 7

Number of bedrooms 5

Number of bathrooms 2

Toilets count 2

Washrooms 1

Balcony 1

Terrace 1

DPE/GES

DPE 79

GES 2

APPENDIX

Parking couvert

Parking space 10

Garage 1

Videophone Oui

SERVICES

Air conditioning Yes

Heater électricité économique

Heater climatisation réversible

Heater granules

Kitchen aménagée

Swimming-pool 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