



Villa

VILLENEUVE LOUBET (06)

2 450 000 €*
2 450 000 €

* Agency fees to be paid by the seller



170 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

VILLENEUVE LOUBET, in the heart of the prestigious and secure residence, Les HAUTS DE VAUGRENIER, you will discover this warm, welcoming villa, with a surface area of 170 m² on a plot of 500 m², very quiet, and enjoying a panoramic view overlooking the valleys with, in the distance, the Mediterranean.

On 2 levels, the villa is structured as follows: On the ground floor, the entrance leads to the 50 m² living room, with openings leading to the terrace, a real summer room where it is pleasant to entertain; to the equipped kitchen opening onto its own terrace, to the master suite, with large storage spaces, open to the garden, with its harmonious bathroom. The first floor is made up of 2 beautiful bedrooms with breathtaking views, with a bathroom and a shower room. Independently, a studio will complete the home with a bedroom and an additional bathroom.

The outdoor area is decorated with a beautiful swimming pool surrounded by its relaxation areas, a magnificent terrace, a real reception area, varied and lush vegetation, and a garage for 1 vehicle. We will remember the high ceilings, the reversible air conditioning, the practical shops within the residence, the Vaugrenier school for the children of the residence, the harmony and serenity of the place.

Here is a rare set for sale, perfect for a family, for a second home, about ten minutes from Nice airport. Number of lots in the co-ownership: 1500, Average annual amount of the share of charges (projected budget): €2500 or €208 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.

**** 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 847588

Property type Villa

Year of construction 1988

Vi Vue Panoramique, sur Jardin, sur Mer, sur Piscine

SURFACES

Living space 170 m²

Surface Carrez Law 171 m²

Land surface 780 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 1500

Condominium fees 208 €/mois

Share of expenses 2 500 €

COMPOSITION

Number of rooms 6

Number of bedrooms 4

Number of bathrooms 2

Toilets count 3

Washrooms 1

Terrace 1

DPE/GES

DPE 193

GES 6

APPENDIX

Parking extérieur

Parking space 3

Garage 1

Videophone Non

SERVICES

Air conditioning Yes

caretaker Yes

Heater climatisation réversible

Heater pompe à chaleur

Kitchen équipée

Swimming-pool Yes



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