

## La Turbie - Villa Provençale - Exceptional sea views

For sale France

**Sole agent**

1 350 000 €

Product type	Villa	Num rooms	4
Living area	123 m <sup>2</sup>	Num bedrooms	3
View	Panoramic sea view	Num box	1
Exposure	South-West	City	La Turbie
Condition	Very good condition	Country	France
In collaboration with	VALERI AGENCY BY JM BAREÏ	Release date	Shortly

5 minutes' walk from the village of La Turbie and 10 minutes' drive from the Principality of Monaco, in a sought-after, secure residence: Les Hauts de Monte-Carlo. This multi-storey stone house boasts panoramic views of the Mediterranean Sea and Saint-Jean Cap Ferrat.

The ground floor comprises an entrance hall, a guest toilet, a large kitchen opening onto the double living room, with a working fireplace, and an enclosed room comprising a storeroom, a counter and a summer dining room, measuring around 37 sqm in addition to the so-called Loi Carrez surface area. On the garden level, there are two bedrooms, each with fitted wardrobes, a bathroom and a third bedroom with en suite bathroom and direct access to a lovely heated swimming pool. There is also a large, fully tiled terrace on the 1st floor and a BBQ area on the ground floor overlooking the pool.

An enclosed garage completes this property.

The property is subject to co-ownership.

Agency fees are payable by the vendor."Information on the risks to which this property is exposed is available on the Géorisques website <http://georisques.gouv.fr>.



Ref. : VF1447

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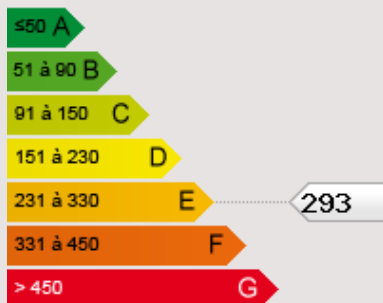


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### Consommations énergétiques



### Émissions de gaz à effet de serre

