

1 199 000 €

For sale villa

5 rooms

Surface : 204 m²

Surface of the living : 50 m²

Surface of the land : 1423 m²

Year of construction : 1974

Exposition : Sud

View : Panoramique

Hot water : Electrique

Inner condition : excellent

External condition : Exceptionnel

Couverture : tiles

Features :

Pool, Alarme, Air conditioning, Fireplace,

Bedroom on ground floor, Electric shutters,

Automatic Watering, Automatic gate, Calm

4 bedroom

2 terraces

1 bathroom

2 showers

3 WC

1 garage

6 parkings

1 cellar

Legal information

1 199 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



Villa 2408 Vence

We fell in love with this magnificent villa, almost entirely on one level, high-end services, panoramic views, located on the first heights, two minutes from amenities. Villa of 200m square including 150m on one level with a beautiful living room kitchen area of 65m², three bedrooms two bathrooms including a master suite, on the lower floor a suite (ideal for a teenager or guests) laundry room, modified garage in workshop. The dominant position of the villa offers a panoramic view facing south, in addition you will find a very beautiful swimming pool area, a shaded terrace, a vegetable garden, a bowling green, a henhouse, numerous parking spaces.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A
Estimated annual energy between 950 and 1350 € (reference year 2021)
Document non contractuel - 08/09/2024



ATRIO IMMOBILIER - 62, Avenue de Nice - 06800 Cagnes-sur-Mer

Tél. +33 (0)4 92 02 12 12 - info@atrioimmobilier.com - www.atrioimmobilier.com

Carte professionnelle n°CPI 0605 2017 000 019 428 - RCS Antibes 794 457 184 - Document non contractuel