

950 000 €

**Contact agency**

**Riviera Bay**

4 Bd de la Corne d'Or (Moyenne Corniche)

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**For sale villa**

**5 rooms**

**Surface : 120 m<sup>2</sup>**

**Surface of the living : 48 m<sup>2</sup>**

**Surface of the land : 500 m<sup>2</sup>**

**Year of construction : 2012**

**Exposition : Sud Est**

**View : Dégagée mer**

**Hot water : Pompe à chaleur**

**Inner condition : NEW**

**External condition : NEW**

**Features :**

Piscine posée avec terrasse bois,

Bedroom on ground floor, double glazing, CALM

3 bedroom

3 terraces

1 bathroom

1 shower

3 WC

2 garage

1 cellar

**Energy class (dpe) : A**

**Emission of greenhouse gases (ges) : A**

Document non contractuel



**Villa 24- La Turbie**

NEAR MONACO - INDIVIDUAL VILLA IN ABSOLUTE QUIET - DOUBLE GARAGE - SWIMMING POOL IN NEW CONDITION - DPE A! REVERSIBLE HEAT PUMP In the highly sought-after Serriers district, close to Monaco, detached villa of approx. 120m<sup>2</sup>, in new condition, very economical, with double garage and swimming pool on a plot of approx. 500m<sup>2</sup>. Bright living room of 48 m<sup>2</sup>, opening onto a wooden terrace of approx. 40m<sup>2</sup> with open green views. The kitchen is independent and fully equipped, also on the main terrace, Guest toilets. 3 bedrooms opening onto terraces and open sea views, spacious bathroom with (bath, Italian shower, toilet, double sink) access to garden terrace, shower room with toilet. Numerous services: reversible heat pump, with floor installation, for heating and cooling in the hot season, double glazing, Double garage, Cellar. The swimming pool will be installed on a complete plank and bordered by a wooden beach. The villa's sanitation is connected to the "mains sewer" network. Ideal for an investment with certain prospects, this villa promises an exceptional living environment. Close to shops, transport and easy access to Monaco. LES SERRIERS is a picturesque district of the commune of La Turbie, located in the Alpes-Maritimes department in the Provence-Alpes-Côte d'Azur region. This sector, nestled at approximately 470 meters above sea level, is surrounded by green landscapes and offers panoramic views of the principality of Monaco and the Mediterranean Sea. LES SERRIERS is distinguished by its calm and tranquility, its residential architecture typical of the region, with charming villas and some local infrastructure.

Fees and charges :

950 000 € fees included

