

860 000 €

Contact agency

Chez Soi Immo

5 Rue Robert Lecat

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/ info.chezsoi.immo@gmail.com

For sale villa

4 rooms

Surface : 228 m<sup>2</sup>

Surface of the living : 75 m<sup>2</sup>

Surface of the land : 5635 m<sup>2</sup>

Year of construction : 1997

Exposition : Sud est

View : Mer panoramique

Hot water : Thermodynamique

Inner condition : GOOD

External condition : exceptional

Couverture : tiling

Features :

POOL, electric shutters, fireplace,

Bedroom on ground floor, double glazing,

Automatic Watering, Laundry room,

Automatic gate, CALM

3 bedroom

3 terraces

2 bathrooms

2 showers

3 WC

2 garage

6 parkings

2 cellars

Document non contractuel

24/11/2024 - Prix T.T.C

Energy class (dne) : F

Emission of (ges) : B



### Villa 613 Le Bar-sur-Loup

Ideally located on the heights with a dominant view of the azure panorama, sea view, this superb detached house perfectly embodies the exceptional. Built in 1997 and renovated in 2004, perfectly maintained, its interior condition is impeccable. The house is composed of a semi-open fitted kitchen onto the dining room, followed by a large 50 m<sup>2</sup> living room with its suspended fireplace. 1 master bedroom of 25 m<sup>2</sup> with bathtub, shower and dressing room. 1 bedroom, a separate shower and toilet area. R+1 one bedroom, one bathroom, one office, one terrace. R-1 a 78 m<sup>2</sup> garage, 25 m<sup>2</sup> laundry room, a technical room, plus a shed. Exterior landscaped gardens, 11m x 5m swimming pool, pool house, pizza oven, barbecue. outdoor shower with its terrace. New heat pump heating mode. Land of 1650€. Contact Franck Bottero 0661718032

Fees and charges :

860 000 € fees included

