

## Price on request

### Contact agency

#### Agence de la Source

24 Boulevard Alexandre III

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### For sale contemporary villa

4 rooms

Surface : 135 m²

Surface of the living : 65 m²

Surface of the land : 995 m²

Year of construction : 1964

Exposition : Sud

View : Mer panoramique

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

### Features :

POOL, Bedroom on ground floor, double glazing, Automatic Watering, CALM

3 bedroom

2 terraces

3 showers

4 WC

1 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

15/07/2025 - Prix T.T.C



## Contemporary villa 2469 Théoule-sur-Mer

In a peaceful gated community, just 20 min from Cannes and 45 min from Nice airport, halfway between Théoule-sur-Mer and Saint-Raphael, fully renovated villa in a contemporary bright style. Entirely facing the open sea, the villa offers a breathtaking panoramic sea view and benefits from optimal sunshine all year round. Within walking distance to the beach, spectacular red rock coves and the port of Figueirette, its local restaurants and the Esterel nature reserve. The main part of the villa consists of two bedrooms en-suite and a large high-ceiling area combining a kitchen and a living room facing the Mediterranean. The feeling is very close to being on the bridge of a ship. An extra en-suite bedroom, that could be remodelled as a fully furnished caretaker's accommodation, is accessible by a separate entrance. Infinity swimming pool; sunny terraces and balconies; Mediterranean garden easy to maintain; closed garage; Permit granted by the city council for a building extension (closing of the courtyard approx. 30m²).

Fees and charges :

