

1 250 000 €

Contact agency

Immobilie Azurienne

4 rue de la bourgade et 16, route de Vence -
BP1
06140 Tourrettes sur Loup
04 93 59 31 26 / info@immoazur.com

For sale villa

6 rooms

Surface : 156 m²

Surface of the land : 2500 m²

Year of construction : 2002

Exposition : Sud

View : Montagne

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

POOL, pool house, heated pool, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, CALM

3 bedroom

1 bathroom

3 showers

4 WC

2 garage

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel



Villa 2192 Tourrettes-sur-Loup

Just 6 minutes by car from Tourrettes sur Loup, this most attractive villa is situated in a wonderfully peaceful and green environment with lovely views over the Loup valley and towards the village of Bar sur Loup. Built in 2002, the extremely well-appointed villa has 156m² of habitable space laid out over two floors, with a large basement offering potential to extend the habitable space: Ground floor: Entrance hall, guest WC, dining room adjoining the fully fitted kitchen, large living room with attractive vaulted ceiling, office/bed 4 - all opening onto the large outdoor terrace via traditional glazed French doors - bedroom 3 with ensuite shower room First floor: Master bedroom with large bathroom with WC and separate shower, bedroom 2 with ensuite shower room with large shower and WC Basement: An extremely useful feature is the very large basement which could provide a multitude of uses - eg, utility area, boiler room independent apartment, games room, workshop, wine cellar (suggested plans available). A double garage is also located under the house. Exterior: Surrounding the villa is a terraced garden of 2500m² with beautiful stone walling and many olive trees. There is also a 12m x 5m heated swimming pool with fully automated treatment system, and tiled gazebo that could become a full summer kitchen. The villa is presented in exceptionally good order and all fixtures and fittings are of an extremely high standard with many individual artisan designed features. Central heating is under floor with reversible air conditioning in

