

1 990 000 €

Contact agency

Azur Contact Immobilier

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For sale villa

7 rooms

Surface : 270 m²

Surface of the living : 95 m²

Surface of the land : 2525 m²

Year of construction : 2004

Exposition : Sud

View : Jardin

Hot water : Thermodynamique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

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

4 bedroom

2 bathrooms

3 WC

2 garage

1 cellar

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

13/03/2025 - Prix T.T.C



Villa 2405 Le Cannet

Located on the MOUGINS - LE CANNET border, near the hamlet of Guillet. Beautiful villa built in 2003 composed of 5 main rooms. It has a large living room - dining room with an area of 90m² facing south, fitted and equipped kitchen, 2 bedrooms on one level, large bathroom with bathtub and shower; Upstairs, 2 bedrooms, a bathroom. Direct access to a large garage for 2 cars, finished basement of approx. 60m², beautiful wine cellar of 30m². The villa is decorated with an authentic independent Mazet serving as a guest bedroom. The services are quality, equipped with photovoltaic solar panels to reduce cost and energy consumption. The villa is located on landscaped grounds of 2555m² composed of large terraces nicely planted with trees, large free-form salt swimming pool of 70m². The whole offers maximum sunshine and a pleasant unobstructed view of a residential and green environment. Privileged and quiet location, close to the entrance to the A8 motorway, 25 minutes from Nice Côte d'Azur airport.

Fees and charges : 1 990 000 € agency fees 4,76% à the responsibility of the buyer included

