

2 800 000 €

**Contact agency**

**Terrazur Immobilier**

11, avenue Chalmette

06220 Golfe-Juan

+33 (0)4 93 63 53 23 / info@terrazurimmo.com

**For sale villa**

**7 rooms**

**Surface : 230 m<sup>2</sup>**

**Surface of the living : 46 m<sup>2</sup>**

**Surface of the land : 1500 m<sup>2</sup>**

**Year of construction : 1993**

**Exposition : Sud ouest**

**View : Mer panoramique**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, pool house, fireplace, Bedroom on ground floor, double glazing, AIR CONDITIONING, Laundry room, Automatic gate

5 bedroom

3 terraces

2 bathrooms

1 shower

4 WC

5 parkings

2 cellars

Document non contractuel

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A



**Villa 1008 Golfe-Juan**

Ref 03 2056 Nestled on the hill of Golfe-Juan, come and discover this superb detached villa of 230 m<sup>2</sup> on two levels. South-west facing, offers a magnificent view of the sea and the hills. It is composed on the ground floor of a spacious living room of 46 m<sup>2</sup>, a fully equipped independent kitchen, two bedrooms, dressing room and bathroom all overlooking a large beach with swimming pool and pool house. On the 1st floor: an office, a laundry room, three bedrooms, a bathroom, a shower room. The whole is built on a pleasantly landscaped plot of 1525 m<sup>2</sup>. Carport and parking for 4 cars. For more information and request for a visit, contact Diana at: 0698164150.

Fees and charges :

2 800 000 € agency fees 3,57% à the responsibility of the buyer included