

790 000 €

**Contact agency**

**Riviera Arrière Pays Immobilier**

975 Lavancia

06260 Puget-Théniers

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**For sale house**

**9 rooms**

**Surface : 300 m<sup>2</sup>**

**Surface of the living : 41 m<sup>2</sup>**

**Surface of the land : 80041 m<sup>2</sup>**

**Year of construction : 1900**

**Exposition : Sud**

**View : Verdure**

**Hot water : Individuelle**

**Couverture : tiling**

**Features :**

Terrasse : 260 m<sup>2</sup>, POOL, Calme et ensoleillé, Transport : Bus zou ligne 612, Garage : 35 m<sup>2</sup>, Wooded

6 bedroom

3 terraces

3 bathrooms

3 WC

2 garage

12 parkings

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : F**

Document non contractuel

21/02/2025 - Prix T.T.C



### House 15 Contes

TALES 35 minutes from MONACO and the city center of NICE: Property of 8 hectares, located in a privileged, calm and green environment, without close neighbors and not overlooked. Two houses with Provençal architecture, 11X5 swimming pool with surrounding beach, 35 m<sup>2</sup> double garage with attic above and four pools for collecting spring water and city water. The main house measures 233 m<sup>2</sup> of living space: It is surrounded by terraces to enjoy ideal sunshine at any time of the day. To welcome you a beautiful entrance with central staircase, a 41 m<sup>2</sup> living room with fireplace, 1 bedroom with bathroom, 1 bedroom with balcony and veranda, 2 bedrooms with cupboards, a bathroom with shower and bathtub, a kitchen with bathroom dining room opening onto a 50 m<sup>2</sup> covered terrace and a storeroom. The second house measures 67 m<sup>2</sup> of living space: Ideal for entertaining, it consists of a living room, two bedrooms and a bathroom with WC. Terrace with built-in barbecue and bread oven. This beautiful family property will appeal to buyers looking for a primary or secondary residence offering large spaces, it can also accommodate projects for hosting gites or guest rooms, private events or seminars. Agency fees applied to this property are the responsibility of the seller. For more information, photos or to organize a visit, contact Cyril LHUILIER manager of the RIVIERA agency - ARRIERE-PAYS IMMOBILIER on 06 16 83 13 83 or by e-mail: [contact@rapimmo.com](mailto:contact@rapimmo.com) and come and consult our site to

