



1 349 000 €

For sale house

5 rooms

Surface : 145 m<sup>2</sup>

Surface of the land : 700 m<sup>2</sup>

Exposition : Sud ouest

View : Campagne

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : Tiling

Features :

air conditioning, Stationnements, Fireplace, terrace, Double Glazing

4 bedroom

1 terrace

3 showers

2 WC

1 garage

2 parkings

#### Legal information

1 349 000 €

Fees paid by the owner, well condominium, annual current expenses 2 900 € (242 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House Villeneuve-Loubet

VILLENEUVE-LOUBET / Detached villa in perfect condition, perfectly quiet Located in a secure and sought-after estate with a swimming pool, positioned on high ground, a recent 145 m<sup>2</sup> villa, featuring breathtaking panoramic views over a protected natural area, with complete privacy. South-west facing, meticulously maintained The layout is as follows: On the Ground Floor: Entrance, living/dining room opening onto a beautiful patio with direct access to the garden, fully equipped open kitchen, office or 4th bedroom Upstairs: 3 bedrooms including a master suite with shower and walk-in closet, 2 bathrooms Closed garage, plenty of parking spaces. Flat garden of 700 m<sup>2</sup>, easy to maintain, large terraces Built-in air conditioning. Double-glazed windows. Automatic irrigation and lighting. Close to the highway, airport, sea, and Vaugrenier Park. CONVENIENT LIVING: Schools (including international) and shops nearby. A guaranteed favorite, this...

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