

770 000 €

**For sale villa****3 rooms****Surface : 131 m<sup>2</sup>****Surface of the living : 46 m<sup>2</sup>****Surface of the land : 1077 m<sup>2</sup>****Year of construction : 2006****Exposition : Sud****View : Dégagée****Hot water : Electrique****Inner condition : good****External condition : good****Couverture : Tuiles****Features :**

pool, Volets roulants électriques, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, calm

2 bedroom

1 terrace

1 bathroom

1 shower

3 WC

1 parking

1 cellar

**Energy class (dpe) : D****Emission of greenhouse gases (ges) : A**

Document non contractuel

02/04/2025 - Prix T.T.C

**Villa 2206 Tourrettes-sur-Loup**

Tourrettes-sur-Loup - In a residential area, very sought after and in absolute calm - magnificent semi-detached house of 142 m<sup>2</sup> on two levels located on a flat plot of 1870 m<sup>2</sup> with swimming pool. This house is composed of: - On the garden level: a beautiful entrance of 10 m<sup>2</sup>, a storeroom (formerly the garage), a living room of 49 m<sup>2</sup> with fireplace, a beautiful kitchen of 13.65 m<sup>2</sup> (possibility of opening onto the living room), a living room or 3rd bedroom of 16.95 m<sup>2</sup>, a master bedroom of 16 m<sup>2</sup> with its bathroom of 10 m<sup>2</sup>, a guest toilet, all opening onto a terrace of 37 m<sup>2</sup>. - Upstairs: A beautiful bedroom with shower room and toilet opening onto a balcony of 4 m<sup>2</sup> and a converted attic of 16.50 m<sup>2</sup>. Double glazing, electric blinds, and air conditioning are available. Plenty of parking is available on site.

**Fees and charges :**

770 000 € fees included

