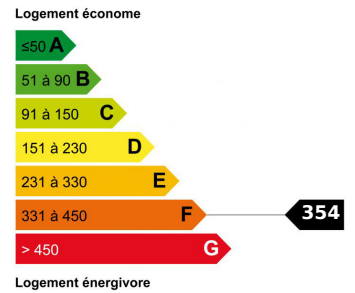


VILLA/HOUSE - 5 PIÈCE(S) - 128 M<sup>2</sup>

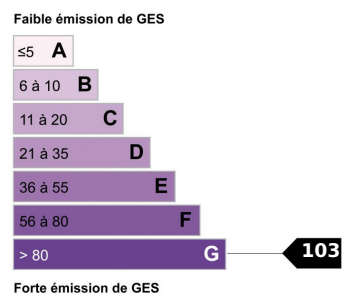
2 900 000 €



DESCRIPTIF DETAILLE

Ref : BS-10873

<b>Surface :</b>	128 M <sup>2</sup>	<b>Surface séjour :</b>	39.32 M <sup>2</sup>
<b>Terrain :</b>	1000 M <sup>2</sup>	<b>Terrasse(s) :</b>	NC
<b>Style :</b>	MODERNE	<b>Exposition :</b>	South
<b>Niveaux :</b>		<b>Vue :</b>	Panoramic
<b>Mitoyenneté :</b>	Non	<b>Chauffage :</b>	Radiator
<b>Etat :</b>	Requires renovation	<b>Eau chaude :</b>	Individual
<b>Pièce(s) :</b>	5	<b>Parking(s) :</b>	NC
<b>Chambre(s) :</b>	2	<b>Garage(s) :</b>	1
<b>Bain/Douche :</b>	1	<b>Cave :</b>	2
<b>Toilette(s) :</b>	NC	<b>Taxe foncière :</b>	2 093,00 €



ROQUEBRUNE-CAP-MARTIN / PINELLA : Located in a quiet and sought-after area of Roquebrune, within a small private estate of 15 villas, we offer a house to renovate of 217 m<sup>2</sup> (128 m<sup>2</sup> living space) sold with a granted building permit for the construction of a contemporary villa of 302 m<sup>2</sup> (including 250 m<sup>2</sup> of living space) with large terrace of 76 m<sup>2</sup> and infinity pool. The villa will consist of an entrance, large living and dining room, semi-independent kitchen, six en-suite bedrooms with cupboards or dressing rooms, six bathrooms or showers, large cellar and technical room. The villa benefits from beautiful wooded grounds and a splendid panoramic sea view. Project available on request.

Agency fees of 5% included at the expense of the seller.

**PRESTATIONS :** Air-conditioning, Double glazing, Sliding windows, Electric awnings, Double flow ventilation, Electric shutters, Car port, Irrigation sprinkler, Outdoor lighting, Optical fiber, Alarm system, Electric gate, Security door, Videophone, Swimming pool