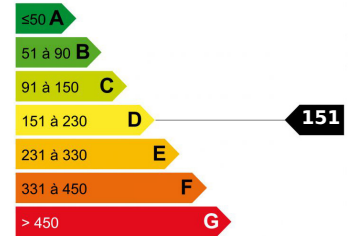


VILLA/HOUSE - 4 PIÈCE(S) - 158.79 M²

2 100 000 €

Logement économe



Logement énergivore

DESCRIPTIF DETAILLE

Ref : TA-11100

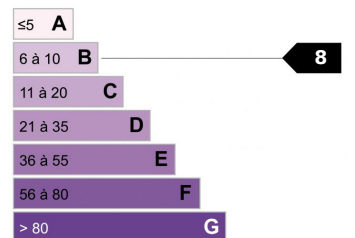
Surface :	158.79 M ²	Surface séjour :	23.98 M ²
Terrain :	NC	Terrasse(s) :	1
Style :		Exposition :	North, West, South
Niveaux :		Vue :	Panoramic
Mitoyenneté :	Non	Chauffage :	Air-conditioning
Etat :	Excellent condition	Eau chaude :	Individual
Pièce(s) :	4	Parking(s) :	NC
Chambre(s) :	3	Garage(s) :	1
Bain/Douche :	1	Cave :	NC
Toilette(s) :	1	Taxe foncière :	2 800,00 €

ROQUEBRUNE-CAP-MARTIN / TORRACA : In one of the most popular locations on the Côte d'Azur, close to shops, the beach and Monaco, superb villa with modern architecture facing the sea with heated swimming pool, 80sqm roof terrace and 55sqm garage.

Built on a plot of 280sqm with Mediterranean scents, it offers several terraces and a swimming pool bordered by a teak terrace with shower. The villa, which is very bright due to its main South/West exposure, is spread over 3 levels, each offering a magical view of the bay as far as Monaco, and has a surface area of 220sqm, including approximately 160sqm of living space, excluding terraces and garage, plus an intermediate floor dedicated to the annexes (laundry room and pool technical room).

The day area characterized by its large windows and bay windows has a beautiful living room with access to a terrace with sea view, a dining room with open plan kitchen offering the same panoramic view and giving access to a suggestive terrace, sheltered from the heat under the trees of the hill, and separate toilets.

Faible émission de GES



Forte émission de GES

Agence NP Promenade

2, rue Halévy - Le Ruhl

06000 Nice

Tél : +33 (0)4 92 07 09 50

Email : promenade@nice-properties.fr

The sleeping area is composed of three bedrooms, each with their own shower room with toilet, and a hall giving access to the swimming pool and its terrace.

An external staircase leads you to the 80sqm solarium to be fitted out (jacuzzi, etc.) which also offers a unique and extraordinary view of the sea, and a relaxation area sheltered by the pine trees.

The villa offers quality finishes, solid oak parquet, porcelain stoneware, bathroom coverings from major brands, double-glazed sliding windows, an armoured door, ducted air conditioning and many other details that perfectly combine elegance, comfort and technology.

You will fall in love with this rare property on the market.

Agency fees of 5% included.

PRESTATIONS : Air-conditioning, Double glazing, Aluminum window, Internet, Electric shutters, Irrigation sprinkler, Barbecue, Fence, Outdoor lighting, Alarm system, Electric gate, Security door, Videophone, Swimming pool