

2 800 000 €

Buying villa

8 rooms

Surface : 188 m<sup>2</sup>

Surface of the land : 1500 m<sup>2</sup>

Exposition : Sud ouest

Inner condition : good

External condition : excellent

Features :

pool, Pool house, fireplace, Chambre de plain-pied, double glazing, Arrosage automatique, Laundry room, Portail automatique, calm

6 bedroom

2 terraces

5 bathrooms

1 garage

10 parkings

2 cellars

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

28/02/2024 - Prix T.T.C



### Villa 23- Villefranche-sur-Mer

VILLEFRANCHE SUR MER - FLAT LAND IN PERFECT QUIET - SWIMMING POOL - LARGE GARAGE In the most beautiful of secure areas on the coast, in perfect calm, Beautiful bright villa of approx. 200m<sup>2</sup> on a beautiful flat plot of 1500m<sup>2</sup> with very nice pool area with sunshine from morning to evening. Well maintained villa, plan for modernization. Large living room, 5 bedrooms, 3 of which are on one level and 4 bathrooms or shower rooms, office, laundry room and plenty of storage space, Large garage and huge fully usable basement Estimated amount of annual energy expenditure for standard use: between €1,700 and €2,300 for 2021.

Fees and charges :

Well condominium

2 800 000 € fees included



RIVIERA BAY - 4 Bd de la Corne d'Or (Moyenne Corniche) - 06230 Villefranche-sur-Mer

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