

1 095 000 €

**Buying villa**

**6 room**

**Surface : 156 m²**

**Surface of the land : 2500 m²**

**Year of construction : 2002**

**Exposure : Sud**

**View : Montagne**

**Hot water : Gaz**

**Inner condition : good**

**External condition : good**

**Cover : tiles**

**Benefits :**

pool, pool house, heated pool, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, calm

3 bedroom

1 bathroom

3 shower

4 toilet

2 garage

1 cellar

**Energy class (old measure) : C**

**Climate class : C**

Document non contractuel

04/07/2025 - Prix T.T.C



## Villa 2192 Tournettes-sur-Loup

Just 6 minutes by car from Tournettes sur Loup, this most attractive villa is situated in a wonderfully peaceful and green environment with lovely views over the Loup valley and towards the village of Bar sur Loup. Built in 2002, the extremely well-appointed villa has 156m2 of habitable space laid out over two floors, with a large basement offering potential to extend the habitable space: Ground floor: Entrance hall, guest WC, dining room adjoining the fully fitted kitchen, large living room with attractive vaulted ceiling, office/bed 4 - all opening onto the large outdoor terrace via traditional glazed French doors - bedroom 3 with ensuite shower room First floor: Master bedroom with large bathroom with WC and separate shower, bedroom 2 with ensuite shower room with large shower and WC Basement: An extremely useful feature is the very large basement which could provide a multitude of uses - eg, utility area, boiler room independent apartment, games room, workshop, wine cellar (suggested plans available). A double garage is also located under the house. Exterior: Surrounding the villa is a terraced garden of 2500m2 with beautiful stone walling and many olive trees. There is also a 12m x 5m heated swimming pool with fully automated treatment system, and tiled gazebo that could become a

