

1 685 000 €

**Buying villa**

**7 room**

**Surface : 175 m²**

**Surface of the land : 2600 m²**

**Year of construction : 1975**

**Exposure : Sud**

**View : Mer**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Cover : tiles**

**Benefits :**

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

4 bedroom

2 terrace

1 bathroom

2 shower

3 toilet

1 garage

1 cellar

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

**Climate class : B**

Document non contractuel

01/11/2024 - Prix T.T.C



**Villa 2199 Tourrettes-sur-Loup**

Sitting in a superb flat, lawned garden, this 4/5 bedroom villa with swimming pool is located within easy walking distance of the Medieval village of Tournettes sur Loup. Surrounded by views of the hills to the north and west of the property, the villa has a view of the sea to the south. The property has been well-maintained and updated by its current owners whilst retaining the potential for further modification, as required: Ground Floor: entrance hall with guest cloakroom; spacious dual aspect living room with large patio doors to the south, opening onto a covered terrace with the lawned garden and pool beyond; dining room; dual aspect fully fitted kitchen opening onto a covered dining terrace; utility room/back kitchen; study/bedroom 4. First Floor: access to single garage and cellar below; master bedroom with patio doors to garden, fitted wardrobes and en suite bath/shower room also with patio doors overlooking the garden; 3 further double bedrooms; independent shower room with WC. Exterior: a wonderful feature of the property is the flat garden surrounding the villa; large parking area to the north and, to the south, a large lawned area with pool, fully fitted summer kitchen with BBQ. A beautiful well-stocked, ornamental fish-pond completes the landscaping.

