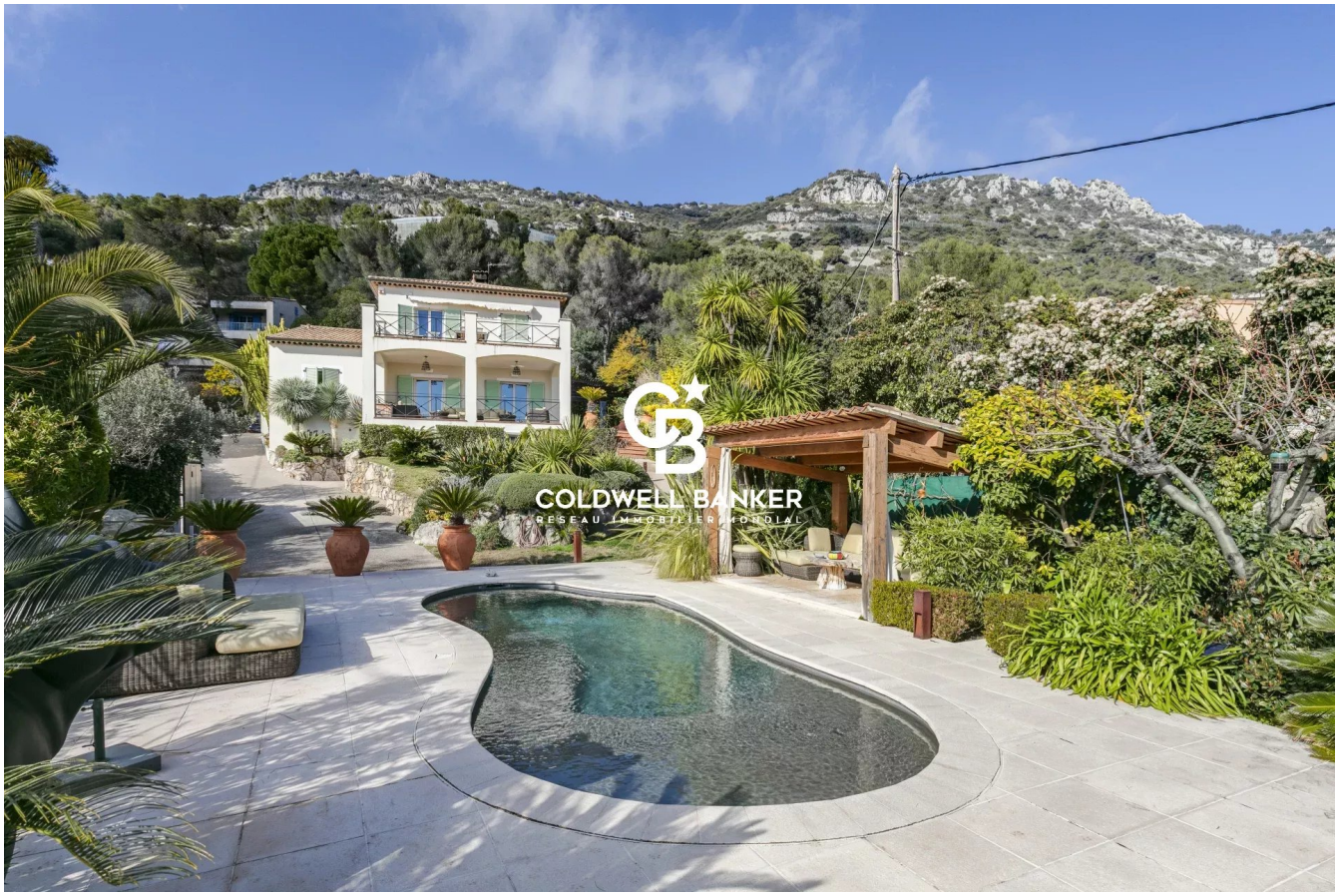
COLDWELL BANKER
EUROPA REALTY

House La Turbie 241 m²



SALE PRICE : 3 390 000 €

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DESCRIPTION

Set back from the road, in the heart of a Mediterranean environment and on a quiet, discreet street, this villa offers a peaceful lifestyle while remaining approximately ten minutes from Monaco, with quick access to the motorway.

With approximately 242 sq.m of living space and set on a landscaped 1,505 sq.m plot, the home stands out for its generous volumes, fluid layout and an orientation that opens naturally onto the outdoor areas. The living space features a perfectly appointed open-plan kitchen, extended by the dining area and a lounge with fireplace, all leading out to beautiful terraces on each level, including a covered terrace of approximately 31 sq.m, ideal year-round.

The night area offers 4 bedrooms, including a principal suite, as well as a study that can be returned to its former use as a garage depending on your needs. Two shower rooms and one bathroom complete this space.

For everyday practicality, the villa benefits from an efficient layout with a laundry room complemented by a pantry / back kitchen, ideal for storage and organisation.

Outside, the property invites you to fully enjoy the sea view and its amenities: swimming pool, lounge areas, mature planting and a real sense of privacy. A rare highlight: a very large terrace of approximately 130 sq.m with barbecue and pizza oven, designed for entertaining.

Additional features include a gym, wine cellar, storage areas and ample parking. The house is connected to the mains drainage system. For further information or to arrange a viewing, please contact your consultant.

Honoraries payable by the seller
Property tax: €3,028 per year.

Information on the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr.

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FEATURES

Property type:	House	Area:	241.69 m²	Property tax:	€3.00
Number of rooms:	8 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 92

Greenhouse gas emissions (GHG) index: C 14

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