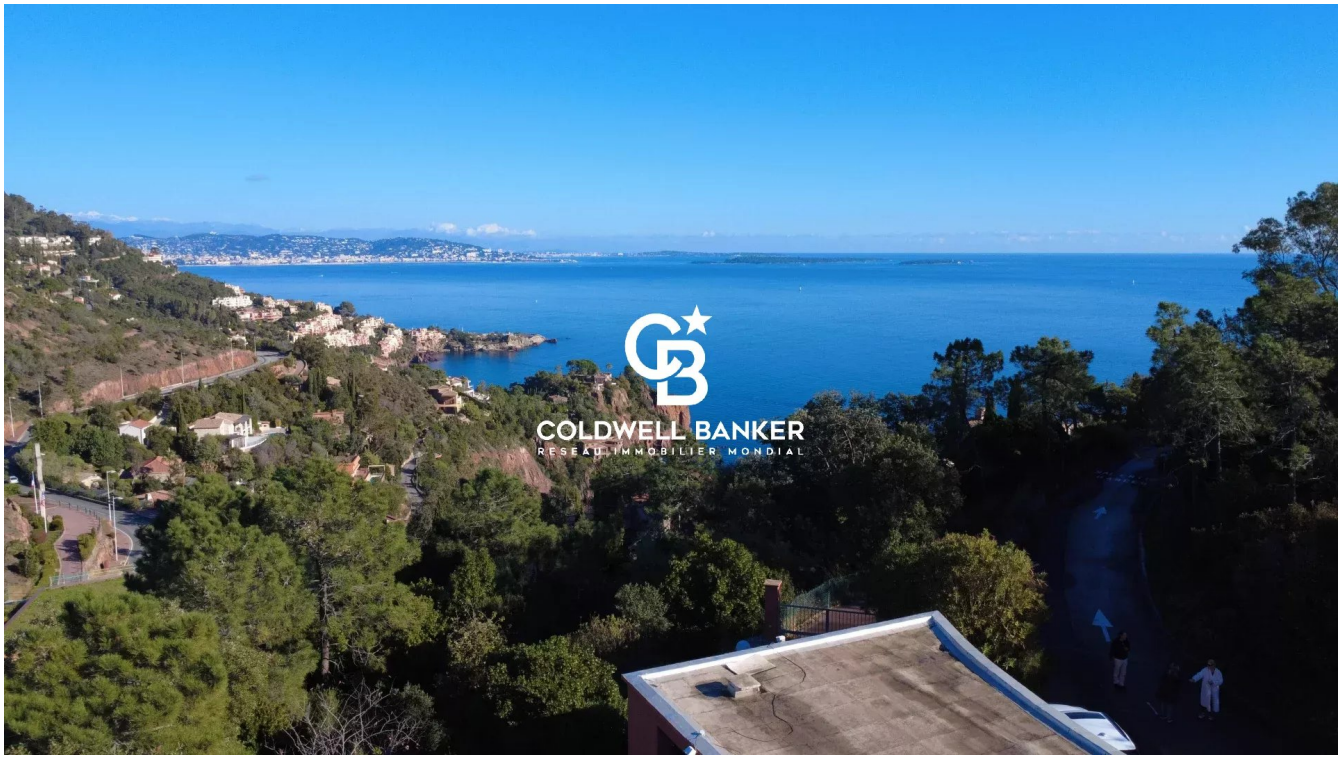
COLDWELL BANKER
EUROPA REALTY

House Théoule-sur-Mer 377 m²




SALE PRICE : 1 700 000 €

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## DESCRIPTION

Located in a peaceful residential area on the heights of Théoule-sur-Mer, this property offers breathtaking views of the sea and its surroundings. Its rare triple exposure ensures optimal sunlight throughout the day.

Currently spanning approximately 150 m², this 1960s contemporary villa is in need of renovation. It benefits from an approved and cleared building permit, allowing for a remarkable transformation. The project includes an extension, bringing the total living space to 377 m² over two levels. The future villa will feature a spacious living area with high ceilings, 4 to 5 en-suite bedrooms, a laundry room, a hammam, and an independent studio.

Set on a 2,740 m² plot, the property will also include a swimming pool and garages, all designed in a sleek contemporary style.

Fees payable by the seller. Property tax: 2048 euros
Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : géorisques.gouv.fr

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## FEATURES

| | | | | | |
|---|---|---|---|---|---|
| Property type: | House | Area: | 377.0 m² | Elevator: | Oui |
| Property tax: | €2.00 | Number of rooms: | 7 rooms | Number of bedrooms: | 5 bedrooms |

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

## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 252

Greenhouse gas emissions (GHG) index: B 7

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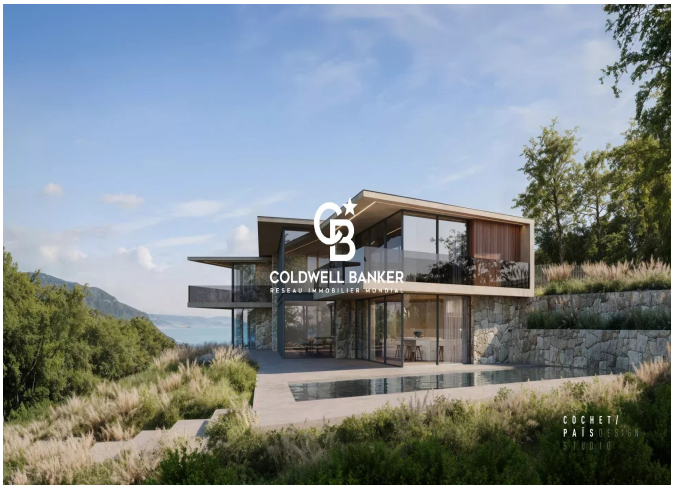











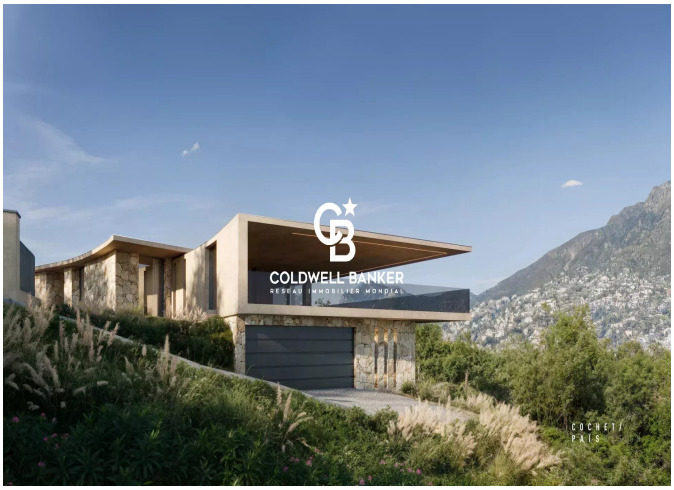





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