COLDWELL BANKER
EUROPA REALTY

House Villeneuve-Loubet 140 m²



SALE PRICE : 998 000 €

EMAIL : ARTREALTY@COLDWELLBANKER.FR

777 Route de la Colle
France, 06570, Saint-Paul-de-Vence

PHONE : +33489973340
artrealty@coldwellbanker.fr

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DESCRIPTION

Magnificent 4-bedroom villa of approximately 140 m², set on a plot of approximately 800 m² in a secure residential development, in the immediate vicinity of Vaugrenier Park.
The property is laid out as follows:

Ground floor:
A spacious and bright living and dining area with an open-plan kitchen
3 bedrooms, including one with an en-suite bathroom
1 separate bathroom
1 guest WC
Lower level:
An independent apartment of approximately 60 m² comprising:
1 bedroom
A living and dining area
A kitchen
A bathroom with WC

Outside:
The property benefits from a beautiful flat garden, a pool house, and a swimming pool.
An independent studio with a bathroom and WC completes the property.

Price: €998,000, including agency fees, payable by the seller.

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FEATURES

Property type:	House	Area:	140.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	4 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): B 104

Greenhouse gas emissions (GHG) index: A 3

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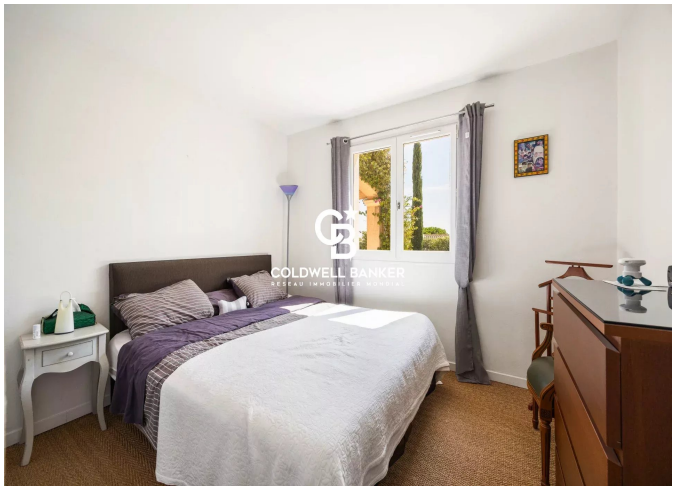

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