



**770 000 €**

**Contact agency**

**Immobiliere Azur enne**

4 rue de la bourgade et 16, route de Vence -

BP1

06140 Tourrettes sur Loup

04 93 59 31 26 / info@immoazur.com

**For sale villa**

**3 rooms**

**Surface : 131 m **

**Surface of the living : 46 m **

**Surface of the land : 1077 m **

**Year of construction : 2006**

**Exposition : Sud**

**View : D gag e**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, electric shutters, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, CALM

2 bedroom

1 terrace

1 bathroom

1 shower

3 WC

1 parking

1 cellar

**Energy class (dpe) : D**

**Document non Contractuel**

**Emission of greenhouse gases (ges) : A**

03/05/2023 - Prix 11.100

**Villa 2206 Tourrettes-sur-Loup**

Tourrettes-sur-Loup - In a residential area, very sought after and in absolute calm - magnificent semi-detached house of 142 m  on two levels located on a flat plot of 1870 m  with swimming pool. This house is composed of: - On the garden level: a beautiful entrance of 10 m , a storeroom (formerly the garage), a living room of 49 m  with fireplace, a beautiful kitchen of 13.65 m  (possibility of opening onto the living room), a living room or 3rd bedroom of 16.95 m , a master bedroom of 16 m  with its bathroom of 10 m , a guest toilet, all opening onto a terrace of 37 m . - Upstairs: A beautiful bedroom with shower room and toilet opening onto a balcony of 4 m  and a converted attic of 16.50 m . Double glazing, electric blinds, and air conditioning are available. Plenty of parking is available on site.

**Fees and charges :**

**770 000   fees included**