

## Price on request

### Contact agency

Côte Immobilier

25, avenue Thiers

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For sale house

3 rooms

Surface : 68 m<sup>2</sup>

Surface of the living : 32 m<sup>2</sup>

Exposition : Plein sud

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

### Features :

POOL, Bedroom on ground floor, double glazing, Automatic Watering, CALM

2 bedroom

1 terrace

2 showers

1 WC

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

02/02/2026 - Prix T.T.C



## House 1999 Villeneuve-Loubet

New on the market, a rare find. Located in the prestigious Domaine des Hauts de Vaugrenier, a highly sought-after hamlet cherished by nature lovers while still enjoying everyday conveniences (pharmacy, grocery store, restaurant with its clubhouse, Olympic swimming pool, and tennis courts). This gated community offers 24/7 security. Charming, bright villa of 68 m<sup>2</sup> with a 150 m<sup>2</sup> garden, including a 50 m<sup>2</sup> terrace at the front of the house. You will also find a 20 m<sup>2</sup> welcoming patio leading to the entrance. The property is discreetly semi-detached with no overlooking neighbors and complete tranquility. It features a pleasant living room with sliding glass doors, an open fully-equipped kitchen opening onto the terrace. Two bedrooms with built-in closets, including a master bedroom with its own bathroom. A second shower room and a separate toilet. A private parking space completes this property. Just steps from the villa, there is a second swimming pool and a tennis court. At the entrance to the community, you will find a school bus service providing access to the nearest schools. Moreover, the proximity to major roads, shops, and the sea are significant advantages. The airport is only 10 minutes away.

### Fees and charges :

Annual current expenses 3 600 €

