

## Price on request

### Contact agency

**Scandimmo (Europimmo Consulting)**

950 route des colles

06410 Biot

07 49 19 64 06 / tw immo@franskbolig.fr

### For sale house

**6 rooms**

**Surface : 160 m²**

**Surface of the land : 1045 m²**

**View :** Jardin

**Inner condition :** GOOD

**External condition :** a refresh

### Features :

POOL, CALM, AIR CONDITIONING, Walking distance to shops, double glazing, ALARM, fireplace

3 bedroom

2 terraces

2 bathrooms

1 garage

1 parking

Document non contractuel

31/01/2026 - Prix T.T.C



## House Aups

Walking distance to Aups town center – charming villa with spacious rooms! Located just a few minutes' walk from the center of Aups, this lovely villa is nestled in the heart of a pleasant landscaped garden with a swimming pool. With approximately 160 m² of living space, it impresses with its generous proportions and abundant natural light. The entrance opens onto a large living room with a fireplace, as well as a welcoming dining room. The spacious kitchen, open to the living area, offers an ideal space for entertaining. The ground floor also includes a master suite of approximately 20 m² with a shower room, toilet, and dressing room, as well as two further bedrooms, a bathroom, and a separate toilet. Upstairs, in the converted attic, a large converted space can serve as an office, playroom, or relaxation area, with ample storage. A charming villa, ideal as a primary or secondary residence. Call Ida on +33 6 62 68 66 14 to arrange a visit. Fees and charges :

