

## Price on request

**Contact agency**

**Scandimmo**

143 boulevard René Cassin

06200 Nice

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

**For sale house**

**4 rooms**

**Surface : 124 m²**

**Surface of the living : 60 m²**

**Surface of the land : 800 m²**

**Year of construction : 2017**

**Exposition : Sud**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : NEW**

**External condition : GOOD**

**Couverture : tiling**

### Features :

CALM, AIR CONDITIONING, double glazing, electric shutters

3 bedroom

1 terrace

1 bathroom

2 showers

2 WC

3 parkings

**Energy class (dpe) : A**

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

Document non contractuel

18/10/2025 - Prix T.T.C



## House La Motte

Contemporary single-story home built in 2017, still covered by the 10-year structural warranty. Located near the Saint-Endréol Golf Course, just 10 minutes from the highway access and less than 30 minutes from the sea, it offers an ideal location. Upon entering, you'll be charmed by its modern décor and the spacious living area of nearly 60 m², featuring high ceilings and full southern exposure. Large sliding glass doors seamlessly extend the living space onto a 70 m² terrace, perfect for enjoying outdoor gatherings. A fully equipped open-plan kitchen is beautifully integrated, complemented by a pantry/laundry room and a wine cellar. The night area includes a master suite with walk-in closet, bathroom (bathtub, shower, separate toilet), plus two additional bedrooms with built-in wardrobes, accompanied by a shower room and a separate toilet. Outdoors, you'll enjoy a fully fenced 800 m² flat lot with a pétanque court and an above-ground pool (possibility to build an in-ground pool). The property also offers ample parking for several vehicles in complete privacy. This modern villa boasts high-quality features: ducted air conditioning, smart home automation, thermodynamic water heater, large windows, centralized roller shutters, electric gate, intercom, video surveillance... and above all, no renovation needed! A rare property where all you need to do is move in, at the heart of a peaceful, family-oriented environment.

Fees and charges :

