

## Price on request

### Contact agency

#### ATRIO IMMOBILIER

21, avenue Général Leclerc  
06800 Cagnes-sur-Mer  
+33 (0)4 92 02 12 12 /  
info@atrioimmobilier.com

### For sale villa

Surface : 160 m²

Surface of the living : 40 m²

Surface of the land : 1709 m²

Year of construction : 1998

Exposition : Sud

View : Panoramique

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

### Features :

POOL, AIR CONDITIONING, Bedroom on ground floor, Automatic gate, CALM, pool house

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

5 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A



## Villa 2546 Peille

Rare for sale, only 15 minutes from Monaco, in a residential area close to Saint Martin de Peille, Magnificent Provençal of fine workmanship on a dominant plot offering a panoramic view, beautiful outdoor spaces, beautiful summer kitchen with pizza oven, large terrace with swimming pool, superb garden of Mediterranean species. On one level, large cathedral living room, a large fully equipped kitchen, a large bedroom and shower room, separate toilet, on the part formerly double garage a modular space of approximately 40 m² currently used as a billiard room, laundry room and storage room this space can easily be modified into a fourth bedroom if necessary. Upstairs there are two bedrooms, one with a mezzanine, an office space, a bathroom and toilet, and an office/library space overlooking the living room.

Fees and charges :

