

## Price on request

### Contact agency

**Saint Pierre Immobilier**

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### For sale house

**4 rooms**

**Surface : 121 m²**

**Surface of the living : 51 m²**

**Surface of the land : 80 m²**

**Year of construction : 1993**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Individuelle**

**Inner condition : GOOD**

**External condition : GOOD**

### Features :

POOL, Bedroom on ground floor, double glazing, Laundry room, CALM

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

2 parkings

**Energy class (dpe) : C**

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

Document non contractuel



## House 10891 Villeneuve-Loubet

Beautiful patio villa located in the elegant secure residence of Hauts de Vaugrenier. Enjoy 121 m2 divided into 3/4 rooms (access from the garden level - without stairs) of this recent residence (1992). Entrance, very beautiful cathedral living room and crossing with 2 large bay windows serving 2 terraces of 50 and 30 m² each to enjoy according to your desires the sunshine or the unobstructed view, a warm and comfortable living room side which also opens onto the terrace can be closed for a bedroom on one level. Pretty independent kitchen, guest toilet, upstairs, a mezzanine of 11 m² can be used as an office or an extra bedroom, 2 beautiful bedrooms, 2 bathrooms, dressing room. A single-story garage with parking in front + 1 private parking space complete this property, visitor parking is available for other occasions. The Domaine des Hauts de Vaugrenier, located in Villeneuve-Loubet, offers a 125-hectare park in a pleasant, green and very secure living environment. An Olympic-sized swimming pool + swimming pool reserved for the Hamlet (access without membership fee), 3 artificial lakes, 8 tennis courts, paddle, a basketball court, a park for young children offer a peaceful and privileged living environment. Composed of villas and small residences, the Hauts de Vaugrenier has very easy access from the main roads, and remains surrounded by preserved natural areas. There are many services and amenities, including a school and some local shops (pharmacy, doctors, paramedical, aesthetics, etc.)

