

**2 700 000 €**

**Contact agency**

**Cabinet ALPES AZUR Immobilier**

4, avenue de Nice

06800 Cagnes-sur-Mer

04 93 20 10 00 / info@alpesazur.com

**For sale house**

**Surface : 251 m²**

**Surface of the living : 65 m²**

**Year of construction : 2000**

**Exposition : SUD ouest et toutes**

**View : Panoramique montagnes collines mer**

**Hot water : Fuel**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

architect villa, Total sunshine, Quiet residential, Cheminée, Cuisine été, Chambre de Maître, Dressing, T2 indépendant, Bureau, Piscine, Pool house,, Buanderie, Alarme,, Ferronnerie d'art, Patines, Pierre de taille , terre cuite

4 bedroom

6 terraces

3 bathrooms

2 showers

4 WC

1 garage

7 parkings

Document non contractuel

01/07/2025 - Prix T.T.C



**House 12962 Carros**

EXCEPTIONAL PROPERTY, SWEET LIFESTYLE in an IDYLIC SETTING in peace between sea and mountains less than 20 minutes from Nice Côte d'Azur Airport in CARROS VILLAGE, our agency invites you to discover this magnificent Tuscan-inspired villa designed in 2000 by the architect Michel JUILLARD on an enclosed plot of 5,400 m2 in a preserved natural environment planted with Mediterranean species, it is mainly south-west facing and located in a dominant position displaying the Mercantour as a backdrop, overlooking the Var valley facing the picturesque hilltop villages around and offering a horizon on the sea. This charming villa benefits from a superb central patio enjoying a pleasant garden and an attractive colonnaded terrace, a true haven of tranquility and conviviality, the classic and characterful interiors feature beautiful high-quality materials, custom-made fittings, the numerous openings filter a soft light giving off a warm and welcoming, the distribution on 2 levels skillfully follows the land, on the upper garden level the entrance porch preceded by a trellis-covered path opens onto a hall revealing in the center a superb reception of 65 m2 integrating a living room warmed by a real 17th century fireplace and a dining room displaying a high ceiling decorated with a cornice, on the sides and opposite 2 symmetrical wings house to the east a fitted kitchen extended by a dining area serving 3 exteriors including a covered summer kitchen, and to the west a master bedroom with a bathroom toilet.



restoring the poetic atmosphere of the old world. EXCLUSIVE, 2,700,000 euros,

Fees payable by the Seller, Cabinet ALPES AZUR Immobilier [www.alpesazur.com](http://www.alpesazur.com)

The villa sales specialist 04.93.20.10.00.

Fees and charges :

2 700 000 € fees included