

1 195 000 €

Contact agency

Agence de la Napoule

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For sale villa

Surface : 145 m²

Surface of the living : 30 m²

Surface of the land : 1336 m²

Year of construction : 1960

Exposition : Est

View : Mer

Hot water : Electrique

Inner condition : to modernize

External condition : NEW

Features :

fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Automatic gate, CALM

4 bedroom

3 terraces

1 bathroom

1 shower

2 WC

1 garage

2 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel



Villa 5370 Théoule-sur-Mer

Co-Exclusivity – Majestic Sea View on the Heights of Théoule-sur-Mer In a highly sought-after residential environment, perched on the green heights of Théoule, just 3 minutes from La Napoule, this property offers a rare living environment, cradled by a captivating sea view, changing over the hours. Built on a landscaped plot of 1,340 m² in terraces, fully fenced, the villa has a surface area of approximately 145 m² and is composed of two 3-room apartments. The ground floor comprises an entrance hall, a bright living room, a separate fully equipped kitchen, two comfortable bedrooms, a shower room, a separate toilet and a terrace of approximately 20 m², ideal for enjoying the sea views. Upstairs, a second, equally attractive apartment offers an entrance hall, a living room with fireplace and dining area, a separate fitted kitchen, two beautiful bedrooms, a bathroom, a separate toilet and several sun-drenched terraces. Additional annexes: large garage, large cellar, boiler room. Ideally located close to beaches, shops, the port and transport, this villa will appeal to both a large family and an investor looking for profitability. **NAPOULE AGENCY: Cécile FREYDIER-KAIRET, Advisor: Tel 06.83.46.62.43 / 04 93 49 95 34 email: cfreydier.agencedelanapoule@orange.fr website: www.agencedelanapoule.com**

Fees and charges :

1 195 000 € fees included

