

**Price on request**

**Contact agency**

**Agence BBii**

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**For sale villa**

**7 rooms**

**Surface : 276 m²**

**Surface of the living : 31 m²**

**Surface of the land : 2243 m²**

**Year of construction : 1970**

**Exposition : Sud**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, 2 terraces, Automatic gate, CALM

4 bedroom

**Energy class (dpe) : C**

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

Document non contractuel

19/07/2025 - Prix T.T.C



### Villa 8941/2 Tourrette-Levens

TOURRETTE LEVENS : BEAUTIFUL SUNNY STONE VILLA IN THE CONTEXT OF NATURE! WITH RENTAL ANNEX This 276 m² villa, with its independent 2-room apartment (47 m²), full of beautiful energy, has a perfect location (25 minutes from Nice Est) for anyone wishing to live in peace and quiet in a green setting. The richness of the volumes of this villa is enhanced by a lush garden, it includes a heated swimming pool, a pool house and vast terraces which invite an open and friendly lifestyle. With its floor area of 276 m² of living space, it has a perfect layout, optimized spaces, this house partly clad in stone, pleasant and bright, offers you a living room of 40 m² with its fireplace opening onto a beautiful terrace facing the swimming pool which invites you to relax for long summer evenings, a fully equipped independent kitchen, two bedrooms, one of which has garden access, bathroom, laundry room. Designed with storage spaces, you will also appreciate a sauna and a workshop. On the 1st floor, in the privacy of its terrace, a large master suite with private bathroom, toilet, reading corner, fireplace, the perfect place to admire the surrounding nature. On the ground floor, a space dedicated to guests or tenants (sleeps 4) independent with bedroom, living room, storage, shower, toilet, equipped American kitchen, terrace, ideal for seasonal rental. The 2243 m² plot of land, fenced with electric gate, is decorated with a 6x4 heated swimming pool, a 20 m² garage, covered parking space. Its services : Double glazed

