

Price on request

Contact agency

Agence BBii

30 rue Mgr A.Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

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

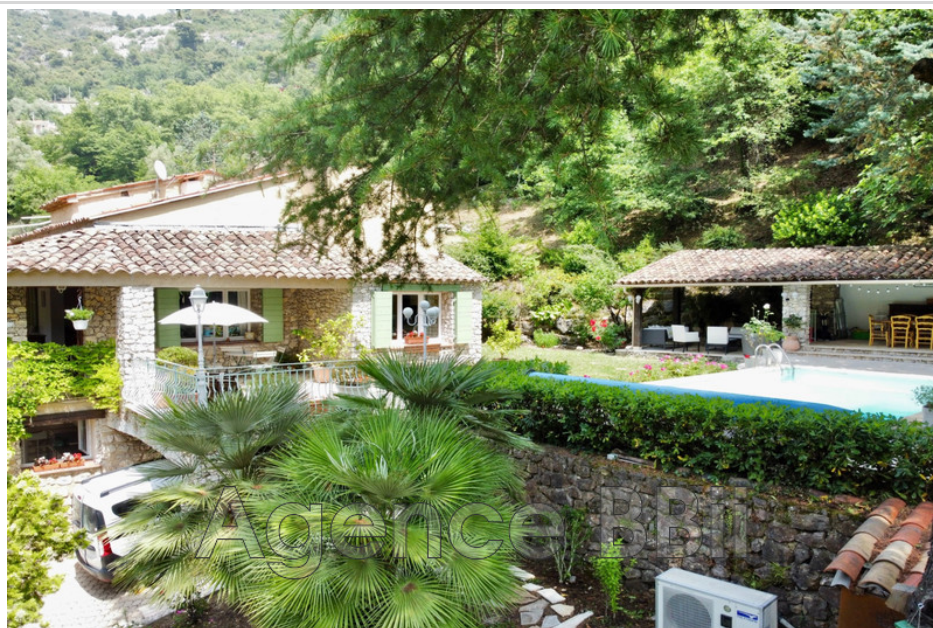
4 bedroom

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

25/10/2025 - Prix T.T.C



Villa 8941/6 Tourrette-Levens

TOURRETTE LEVENS: BEAUTIFUL SUNNY STONE VILLA IN THE HEART OF NATURE! WITH A RENTAL ANNEX This villa offers 276 m² of living space, including an independent 2-room unit (47 m²), filled with positive energy and perfectly located (25 minutes from Nice East) for anyone looking to live peacefully surrounded by greenery. The spaciousness of this villa is highlighted by a lush garden, featuring a heated pool, a pool house, and large terraces that encourage an open and sociable lifestyle. With a total living area of 276 m², the layout is perfectly designed and the spaces well-optimized. Partly clad in stone, this bright and welcoming home boasts a 40 m² living room with a fireplace opening onto a lovely terrace overlooking the pool—perfect for relaxing on long summer evenings. It also includes a fully equipped separate kitchen, two bedrooms (one with garden access), a bathroom, and a laundry room. Designed with ample storage, you will also appreciate the sauna and workshop. On the first floor, tucked away for privacy with its own terrace, is a spacious master suite featuring a private bathroom, toilet, reading nook, and fireplace—the ideal spot to admire the surrounding nature. On the ground floor, there is a separate guest or rental area (sleeping four) with a bedroom, living room, storage, shower, toilet, fully equipped open-plan kitchen, and terrace—ideal for seasonal rentals. The fenced 2243 m² plot with an electric gate includes a heated 6x4 m pool, a 20 m² garage, airport and parking spaces.

