

**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

02/11/2025 - Prix T.T.C



### Villa 9000 Tourrette-Levens

TOURRETTE LEVENS: BEAUTIFUL SUNNY STONE VILLA IN THE HEART OF NATURE! WITH INCOME-PRODUCING DEPENDENCY This 276 m² living space villa, featuring an independent 2-room unit (47 m²), full of positive energy, boasts an ideal location (25 minutes from Nice East) for anyone looking to live peacefully surrounded by greenery. The generous volumes of this villa are enhanced by a lush garden, including a heated pool, a pool house, and expansive terraces that invite an open and welcoming lifestyle. With 276 m² of living space, the layout is perfectly designed with optimized areas; this partly stone-clad, bright, and pleasant home offers a 40 m² living room with a fireplace opening onto a beautiful terrace overlooking the pool, perfect for relaxing on long summer evenings, a fully equipped separate kitchen, two bedrooms—one with garden access—a bathroom, and a laundry room. Designed with storage in mind, you will also appreciate a sauna and a workshop. On the first floor, a spacious master suite with a private shower room, toilet, reading nook, and fireplace, along with its own terrace, provides the perfect spot to admire the surrounding nature in complete privacy. On the ground floor, there is a separate guest or tenant area (4 beds), featuring a bedroom, living room, storage, shower, toilet, an equipped open kitchen, and terrace—ideal for seasonal rentals. The 2,243 m² fenced plot with an electric gate includes a heated 6x4 pool, a 20 m² garage, carport, and parking spaces.

