

**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

22/01/2026 - Prix T.T.C



### Villa 9000 Tourrette-Levens

**TOURRETTE LEVENS: BEAUTIFUL SUNLIT STONE VILLA SURROUNDED BY NATURE! WITH RENTAL ANNEX** This 276 m² living space villa, featuring an independent 2-room unit (47 m²), filled with positive energy, boasts a perfect location (25 minutes from Nice East) for anyone seeking peace and greenery. The villa's generous size is beautifully enhanced by a lush garden, which includes a heated pool, a pool house, and large terraces that encourage a relaxed, social lifestyle. With a total living area of 276 m², the villa offers an ideal layout with well-utilized spaces. Partially clad in stone, bright and inviting, it features a 40 m² living/dining room with a fireplace that opens onto a lovely terrace overlooking the pool—perfect for unwinding on long summer evenings—a fully equipped separate kitchen, two bedrooms (one with garden access), a bathroom, and a laundry room. Designed with plenty of storage, you'll also find a sauna and a workshop. On the first floor, enjoy privacy on the terrace from a spacious master suite with an en-suite shower room, toilet, reading nook, and fireplace—the perfect spot to admire the surrounding nature. On the ground floor, there is a separate space dedicated to guests or tenants (sleeps 4), featuring a bedroom, living room, storage, shower, toilet, equipped American-style kitchen, and terrace—ideal for seasonal rentals. The 2,243 m² fenced plot, secured with an electric gate, is enhanced by a 6x4

