

1 490 000 €

Contact agency

**AFIM Real Estate**

7 impasse du Stade, Port de Cap d'Ail

06320 Cap-d'Ail

+33 (0)4 93 78 19 19 /

realestate@afimfrance.com

**For sale villa**

**7 rooms**

**Surface : 199 m²**

**Surface of the land : 600 m²**

**Year of construction : 1960**

**Hot water : Gaz**

**Features :**

fireplace, Bedroom on ground floor, double glazing, Laundry room, CALM

5 bedroom

1 terrace

3 bathrooms

2 showers

1 garage

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel



### Villa Beaulieu-sur-Mer

Beaulieu-sur-mer, in a secure and quiet residence, a few steps from the town centre, amenities and the beach, charming independent villa of approximately 200 m2 built on two levels. On the first floor, the villa consists of an entrance, a large living room, dining room opening onto a terrace, 2 bedrooms each with its own bathroom, On the ground floor, an apartment with kitchen lounge, opening onto a garden planted with Mediterranean species, 2 bedrooms, 2 bathrooms, a bedroom with its shower room and its independent entrance, a laundry room, a boiler room and a garage .

Fees and charges :

Annual current expenses 300 €

Well condominium

1 490 000 € fees included

