



1 540 000 €

**For sale property**

**7 rooms**

**Surface : 220 m<sup>2</sup>**

**Surface of the living : 90 m<sup>2</sup>**

**Surface of the land : 2600 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Plein sud**

**View : Mer panoramique**

**Hot water : Electrique**

**Inner condition : good**

**External condition : exceptional**

**Couverture : Tiling**

**Features :**

Pool, Pool house, Fireplace, Bedroom on ground floor, Laundry room, Automatic gate, Calm

6 bedroom

2 terraces

3 bathrooms

4 showers

7 WC

1 garage

3 parkings

1 cellar

**Legal information**

1 540 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



**Property 0917 Golfe-Juan**

Nestled in the heights of Golfe Juan and enjoying an exceptional panorama of the sea, the hills and the mountains, in absolute calm and without vis-à-vis, this magnificent provencal villa of 400 m<sup>2</sup> on a plot of 2600 m<sup>2</sup> offers a 1st level of 220 m<sup>2</sup> understanding a vast marbled stay with chimney opening on a broad terrace of 100 m<sup>2</sup>, five rooms with room of bath / toilet, an independent kitchen, a cellar, an office, a guest toilet. A ground floor of 180 m<sup>2</sup> or many amenities are possible. A swimming pool, a garage and a cellar complete this property. Nestled in the heights of Golfe Juan and benefiting from an exceptional view of the sea, the hills and the mountains, this magnificent provencal villa, in a quiet area and without vis a vis of 400 m<sup>2</sup> of first floor of 220 m<sup>2</sup> including alarmed living room, kitchen, pantry, office. On the ground floor 180 m<sup>2</sup> many amenities are possible. A swimming pool, a cellar, a garage complete this property.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : B  
Document non contractuel - 27/07/2024

