

# Villa La Turbie

**Villa near old town , flat land , near Monaco**

**Price: 1 370 000 €**

**193m<sup>2</sup> (2077sq ft)**



## **Description:**

French Riviera , south of the FRANCE, near Monaco , In a private domain located 2 mins from La Turbie and 15 mins from Monaco,

Villa on two levels with large flat garden of approximately 2,000m<sup>2</sup> with swimming pool and outbuildings.

The villa is composed as follows:

- on the ground floor, entrance, living/dining room with high ceilings opening onto a large veranda, kitchen open to the living room, a bedroom, an office and a bathroom.

Upstairs two large master bedrooms with high ceilings and terrace.

Sauna area and gym.

Beautiful exposure, calm, near major roads.

Some work of refreshment on the parts of water to be envisaged.

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**Reference ad:** ada

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**Year of construction:**

**DPE:** 234 kWh/m<sup>2</sup>

**GES:** 48 CO<sub>2</sub>/m<sup>2</sup>

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**Charges:**

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**Taxes:**

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**Details:**

- |                 |                 |             |
|-----------------|-----------------|-------------|
| ▶ 1 Bathroom    | ▶ 1 Cellar      | ▶ 3 WC      |
| ▶ 1 Kitchen     | ▶ 1 Dining room | ▶ 4 Bedroom |
| ▶ 3 Parking     | ▶ 2 Terrace     | ▶ 1 Shower  |
| ▶ 1 Living room | ▶ 1 Workshop    |             |

**Features:**

- |                      |                           |                   |
|----------------------|---------------------------|-------------------|
| ■ Pool               | ■ Fireplace               | ■ Automatic gate  |
| ■ Pool house         | ■ Bedroom on ground floor | ■ Double glazing  |
| ■ Automatic watering | ■ Laundry room            | ■ Calm            |
| ■ Secured residence  | ■ Reinforced door         | ■ Visitor parking |
| ■ Fenced             | ■ Tracking                | ■ Marked          |
| ■ Quiet neighborhood |                           |                   |
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**Map:**

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