

# Villa La Turbie

## Villa in the old town of La Turbie

**Price: 945 000 €**

**98m<sup>2</sup> (1055sq ft)**



### Description:

#### MAGNIFICENT VILLAGE HOUSE WITH GARDEN AND GARAGE

100m<sup>2</sup> garden, 3 bedrooms, 2 shower rooms. Magnificent, atypical village house of 98.25m<sup>2</sup>, completely renovated in 2024 with taste and quality materials.

It features a garden/terrace of approximately 100m<sup>2</sup>, a garage, and an 18m<sup>2</sup> vaulted cellar.

Quietly located just a few steps from the charming village of La Turbie, this magnificent stone house built on 3 levels faces west with unobstructed sea views.

The house is composed as follows:

Garden level: Living/dining room of 16.86m<sup>2</sup> plus a cozy vaulted stone area of 11m<sup>2</sup>, ideal for a TV area, a separate, equipped kitchen of 16.11m<sup>2</sup>, a shower room, and a toilet.

On the 1st floor: A 12.13m<sup>2</sup> master bedroom with storage, a 13.30m<sup>2</sup> office space, and a 3.78m<sup>2</sup> shower room with toilet.

On the 2nd floor: 2 children's bedrooms with storage and a mezzanine sleeping area of 7.60m<sup>2</sup> and 8.85m<sup>2</sup> respectively.

A wooded garden with a wooden deck and a boules court of approximately 100m<sup>2</sup>. A cellar and a garage.

West-facing. Quiet. Close to the village. 4 levels. Separate kitchen. West-facing, wooded, quiet, easy access and large grounds. Garage.

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**Reference ad:** oldtown

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**Year of construction:**

**DPE:** N/C

**GES:** N/C

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**Charges:**

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**Taxes:**

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**Details:**

- ▶ 1 Garage
- ▶ 1 Kitchen
- ▶ 1 Terrace

- ▶ 1 Cellar
- ▶ 1 Dining room
- ▶ 2 Shower

- ▶ 2 WC
- ▶ 3 Bedroom

**Features:**

- Double glazing
- Reinforced door
- Visitor parking
- Tracking
- Quiet neighborhood

- Calm
- Electric blinds
- Absolute calm
- Marked

- Secured residence
  - Electric shutters
  - Fenced
  - Fruit trees
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**Map:**

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