

# Villa La Turbie

Near Monaco, low La Turbie, flat garden

Price: 2 600 000 €

310m<sup>2</sup> (3337sq ft)



## Description:

Exceptional 5-bedroom property on a 2,200 sqm wooded flat plot with swimming pool and sea views, just a few minutes from Monaco. Sea views, peaceful setting, easy access. Perched on the sought-after heights of La Turbie, this characterful 310 sq m villa stands out as a rare address combining space, authenticity, and a Mediterranean setting. IT'S 2 INDEPENDENTS HOUSES MAIN HOUSE AND GUEST HOUSE + INDEPENDENT APARTMENT. Nestled on a 2,200 sq m landscaped plot planted with centuries-old olive trees, the property benefits from a south-facing aspect and unobstructed sea views. The villa captivates from the moment you enter with its exposed stone and beams, generous proportions, and natural light. The main reception room, with its central wood-burning stove, mezzanine, and double-height ceiling, creates a warm and timeless atmosphere. Three bedrooms are distributed throughout, with a separate, fully equipped kitchen and bathrooms. The meticulously landscaped exterior extends the living spaces: a swimming pool with sea views, a veranda with a pizza oven and barbecue, shaded terraces, and landscaped gardens invite you to enjoy the mild Riviera climate in complete privacy. The property also boasts valuable additional spaces: an independent ground-floor studio—ideal for hosting family or generating rental income—complemented by a closed garage, a laundry room, and a cellar. A 55 sq m outbuilding with a private garden and jacuzzi completes this comprehensive and versatile property. Just a stone's throw from Monaco, in an iconic village in the Nice hinterland, this property appeals to those seeking discretion, space, and a high quality of life on the doorstep of the Principality.

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**Reference ad:** basse lat

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**Year of construction:**

**DPE:** 264 kWh/m<sup>2</sup>

**GES:** 31 CO<sub>2</sub>/m<sup>2</sup>

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**Charges:**

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**Taxes:**

3850€/year

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**Details:**

- ▶ 3 Bathroom
- ▶ 5 WC
- ▶ 1 Sauna
- ▶ 3 Terrace
- ▶ 2 Workshop

- ▶ 2 Garage
- ▶ 3 Kitchen
- ▶ 5 Bedroom
- ▶ 1 Shower

- ▶ 2 Cellar
- ▶ 3 Dining room
- ▶ 6 Parking
- ▶ 2 Living room

**Features:**

- Pool
- Pool house
- Automatic watering
- Secured residence
- Electric blinds
- Fenced
- Jacuzzi spa

- Fireplace
- Bedroom on ground floor
- Laundry room
- Reinforced door
- Visitor parking
- Tracking

- Automatic gate
  - Double glazing
  - Calm
  - Residential
  - Absolute calm
  - Marked
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**Map:**









