



AGENCE DE LA MER

2 AGENCES À MANDELIU "COTTAGE" & LA NAPOULE "VILLAGE"

contact@mer-immo.com

www.mer-immo.com

2 332 000 €

For sale villa

4 rooms

Surface : 134 m²

Surface of the living : 64 m²

Surface of the land : 995 m²

Exposition : Sud

View : Mer panoramique

Hot water : Electrique

Inner condition : excellent

External condition : renovated

Couverture : tiles

Features :

pool, Vue Mer Panoramique, Garage 17m²,
Bedroom on ground floor, double glazing,
Automatic Watering, Automatic gate, calm

3 bedroom

2 terraces

3 bathrooms

4 WC

1 garage

1 parking

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

11/05/2024 - Prix T.T.C



Villa 1797 Théoule-sur-Mer

FRENCH RIVIERA / LE TRAYAS In a quiet gated community, a 20min drive from Cannes and 45min to Nice airport, halfway between Théoule-sur-Mer and Saint-Raphael, fully renovated villa in a contemporary bright style. Entirely facing the open sea, it offers a breathtaking panoramic sea view and benefits from optimal sunshine. Within walking distance to the beach, spectacular red rock coves and the port of Figueirette, its local restaurants and the Esterel nature reserve. The main part of the villa consists of two bedrooms en-suite and a large and high-ceiling area combining a kitchen and a living room facing the Mediterranean. The feeling is close to being on the bridge of a ship. An extra bedroom en-suite, that could be remodelled as a fully furnished caretaker's accommodation, is accessible by a separate entrance. Infinity swimming pool; sunny terraces and balconies; Mediterranean garden easy to maintain; closed garage; Permit granted by the city council, for a building extension (closing of the courtyard approx. 30 sq. m).

Fees and charges :

2 332 000 € fees included



Agence de la Mer - SASU AGENCE FUNEL Capital 3.000€ - contact@mer-immo.com - www.mer-immo.com

Agence immobilière Mandelieu "Cottage" : 400 Avenue de la Mer - 06210 Mandelieu - Tél. 04 93 93 51 05

Agence immobilière La Napoule "Village" : 166 Avenue du 23 Août - 06210 La Napoule - Tél. 06 60 812 280

Document non contractuel - Barème de prix disponible sur notre site internet