

## Price on request

**For sale villa**

**Surface : 132 m²**

**Surface of the living : 30 m²**

**Surface of the land : 1336 m²**

**Year of construction : 1960**

**Exposition : Est**

**View : Mer**

**Hot water : Electrique**

**Inner condition : A moderniser**

**External condition : new**

### Features :

fireplace, Bedroom on ground floor,

Automatic gate, calm

4 bedroom

3 terraces

1 bathroom

1 shower

2 WC

1 garage

2 parkings

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : G**

Document non contractuel

31/07/2025 - Prix T.T.C



## Villa 1895 Théoule-sur-Mer

**Co-Exclusivity – Majestic Sea View on the Heights of Théoule-sur-Mer** In a highly sought-after residential environment, perched on the green heights of Théoule, just 3 minutes from La Napoule, this property offers a rare living environment, cradled by a captivating sea view, changing over the hours. Built on a landscaped plot of 1,340 m² in terraces, fully fenced, the villa has a surface area of 132 m² and is made up of two 3-room apartments. The ground floor comprises an entrance hall, a bright living room, a separate fully equipped kitchen, two comfortable bedrooms, a shower room, a separate toilet and a terrace of approximately 20 m², ideal for enjoying the sea views. Upstairs, a second, equally attractive apartment offers an entrance hall, a living room with fireplace and dining area, a separate fitted kitchen, two beautiful bedrooms, a bathroom, a separate toilet and several sun-drenched terraces. Additional annexes: large garage, large cellar, boiler room. Ideally located close to beaches, shops, the port and transport. Sea Agency: website: [www.mer-immo.com](http://www.mer-immo.com) This property is subject to authorization for distribution by an agency adhering to a common transaction software. The amount of the applicable fees is that which corresponds to the scale of the agency holding the main mandate (more

