

**2 450 000 €**

**For sale villa**

**6 rooms**

**Surface : 200 m²**

**Surface of the living : 50 m²**

**Surface of the land : 1207 m²**

**Year of construction : 1997**

**Exposition : Nord est**

**View : Mer panoramique**

**Hot water : Gaz**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Features :**

pool, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, calm

5 bedroom

3 terraces

3 showers

4 WC

1 garage

2 parkings

**Energy class (dpe) : D**

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

Document non contractuel

23/06/2025 - Prix T.T.C



### Villa 1881 Théoule-sur-Mer

Superb Provençal Villa with 180° sea view , nestled in the heart of Théoule-sur-Mer, in a dominant position in a privileged setting between sea and hills. 200 m² spread over three levels offering comfort and generous volumes as well as a breathtaking sea view from all rooms. For entertaining, the house has 6 rooms distributed by a staircase or an elevator. In total, we have 1 master suite with their shower room, 2 guest bedrooms, 2 shower rooms with toilet and a living room on the same level then, below: a large living / dining room, a large fully equipped open kitchen, a bedroom with shower room, a guest toilet Three beautiful terraces each offer a panoramic view of the Mediterranean Parking for 2 cars + a large garage suitable for a studio. The 1200 m² Mediterranean-style landscaped garden, very well maintained, is decorated with a pretty swimming pool facing the sea. This rare property offers an idyllic living environment, combining modern comfort and Provençal authenticity, just a few minutes from the beaches, the port and amenities. This property is distributed based on the authorization of estate agencies using a common transaction software. Fees applicable are those of the estate agency who holds the seller agreement (more information on request).

