

La Napoule – Provence-Alpes-Cote d'Azur

# Provençal style villa with Panoramic Views

*Property ID: 84890819*



PURCHASE PRICE: 2.250.000 EUR • LIVING SPACE: ca. 182 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 2.016 m<sup>2</sup>

Property ID: 84890819 - 06210 La Napoule – Provence-Alpes-Cote d'Azur

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## At a glance

|                 |              |
|-----------------|--------------|
| Property ID     | 84890819     |
| Living Space    | ca. 182 m²   |
| Rooms           | 7            |
| Type of parking | 1 x Car port |

|                       |                             |
|-----------------------|-----------------------------|
| Purchase Price        | 2.250.000 EUR               |
| Total Space           | ca. 182 m²                  |
| Condition of property | In need of renovation       |
| Equipment             | Swimming pool,<br>Fireplace |

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## Energy Data

|                 |       |                          |                                |
|-----------------|-------|--------------------------|--------------------------------|
| Type of heating | Stove | Energy Certificate       | Energy consumption certificate |
| Power Source    | Oil   | Final energy consumption | 371 kWh/m²a                    |
|                 |       | Energy efficiency class  | G                              |

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## A first impression

Joint Sole Agent – Beautiful panoramic views of the Bay of Théoule and the Esterel mountains from this charming villa. Situated in a sought-after residential area, ideally located with the village, marinas, beaches, shops and restaurants within walking distance. With a livable surface of 183sqm on 3 levels, the villa comprises: a spacious living room opening up onto the terrace, separate kitchen, a master ensuite bedroom, four bedrooms, 3 bathrooms and a cellar / storage room. Beautiful South facing pool area. Carport. Two golf courses a few minutes away. Nice International Airport can be reached in approximately 30 minutes.

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## Contact partner

For further information, please contact your contact person:

Martina Aniansson & Marc Sebastian Aniansson

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