



## La Turbie – Charming Provençal villa in a private estate with a swimming pool

For sale 1 350 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>5 rooms</b>	<i>City</i> <b>La Turbie</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>252 m<sup>2</sup></b>	<i>Land area</i> <b>1 964 m<sup>2</sup></b>	<i>Bedrooms</i> <b>4</b>	<i>Bathrooms</i> <b>3</b>
<i>Parking</i> <b>1</b>	<i>View</i> <b>Unobstructed view</b>	<i>Ref.</i> <b>7444558</b>	

Set within a private, gated community, just a stone's throw from the villages of La Turbie and Laghet, and only 15 minutes from Monaco, discover this charming Provençal-style villa.

Built on a lot of approximately 2,000 m<sup>2</sup>, the property enjoys a quiet, secluded setting and offers pleasant, unobstructed views of the greenery and mountains.

The ground floor opens onto an entryway leading to a spacious living room with a dining area, enhanced by a large fireplace and extended by a spacious covered and enclosed terrace, offering a true additional living space facing the pool. The open-concept kitchen blends seamlessly into the overall design. This level also features two bedrooms, a bathroom, a separate toilet, and a laundry room located in the utility area.

Upstairs, two large en-suite bedrooms each have their own bathroom and walk-in closets, one of which has access to a private terrace.

The annexes consist of a wellness area with a gym, sauna, and steam room, as well as a workshop.

Outside, the grounds are harmoniously laid out with a pool area at the front of the house and a landscaped



space at the rear, allowing you to enjoy different living atmospheres throughout the day and as the sun moves. A carport and a private parking area complete the property.

Subject to the condominium bylaws Condominium with 27 units (no pending legal proceedings) Annual fees: euros450 (general common expenses)

Energy Performance Certificate (EPC): pending

Brokerage fees payable by the seller

Information on the risks associated with this property is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr)



