



# LIMANDAT

REAL ESTATE

## LIMANDAT Immobilier

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## La Turbie - Villa 6 rooms 178 m<sup>2</sup> - Swimming pool - Land 2735 m<sup>2</sup>

For sale

2 450 000 €

<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>178 m<sup>2</sup></b>	<i>Bedrooms</i> <b>5</b>	<i>Bathrooms</i> <b>5</b>	<i>Parking</i> <b>1</b>
<i>View</i> <b>Unobstructed view</b>	<i>Exposure</i> <b>South</b>	<i>Ref.</i> <b>83748043</b>	

Located in La Turbie, about 10 minutes from Monaco, discover this charming 178 sqm villa offering a spectacular panoramic view of the sea, village, and mountains, enjoying sunlight from morning to evening thanks to its South, Southwest, Southeast exposure.

Built on two levels, the villa consists of two separate apartments with independent entrances, with the possibility of connecting them with an internal staircase. The flat 2,735 sqm plot also offers the potential to build another independent 150 sqm villa or to expand the existing structure.

On the first floor, the living space is bright with an equipped open kitchen leading to a terrace and balcony. There are three air-conditioned bedrooms, two with shower rooms/toilets, a bathroom, and a separate toilet.

The garden level includes a living/dining area with an equipped open kitchen leading to a terrace with a barbecue, and two air-conditioned master bedrooms with shower rooms/toilets, one with a fireplace.

Outside, the villa features a pool with a terrace and a large parking area capable of accommodating several



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Page  
1/3

Ref. : 83748043

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

vehicles.

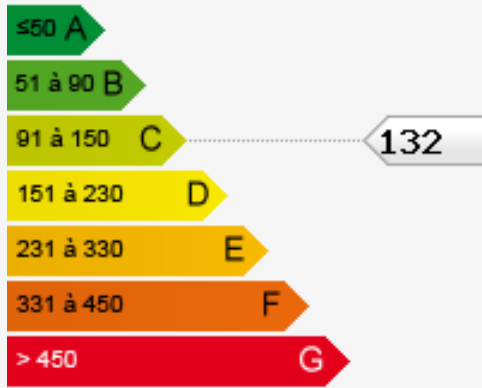
ENERGY CLASS: 132 C CLIMATE CLASS: 30 D DPE established on 03/16/2021

Estimated average annual energy costs for standard use, based on 2015 energy prices: 1607 euros.

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



Consommations énergétiques



Émissions de gaz à effet de serre

