



## VILLA IN LA TURBIE - SEA VIEW

For sale

Co-exclusive

1 985 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>6</b>
<i>District</i> <b>La Turbie</b>	<i>City</i> <b>La Turbie</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>220 m<sup>2</sup></b>
<i>Land area</i> <b>530 m<sup>2</sup></b>	<i>Total area</i> <b>750 m<sup>2</sup></b>
<i>Bedrooms</i> <b>4</b>	<i>Bathrooms</i> <b>4</b>
<i>Parkings</i> <b>3</b>	<i>Cellar</i> <b>1</b>
<i>Box</i> <b>1</b>	<i>Floor</i> <b>2</b>
<i>Condition</i> <b>Good condition</b>	<i>View</i> <b>Sea &amp; mountain views</b>
<i>Exposure</i> <b>South-facing</b>	<i>Ref.</i> <b>VILLA-TURBIE-AP</b>

Exceptional Provençal villa in La Turbie near Monaco: sea views, pool, spacious living and total peace. A rare lifestyle blending elegance and serenity.

Discover this charming Provençal villa of 220 m<sup>2</sup> located in the sought-after district of Hauts de Monte Carlo in La Turbie. Just a few minutes from Monaco, La Turbie is a picturesque village offering a peaceful lifestyle while being close to amenities, with its popular shops, cafés, and restaurants that will satisfy the most discerning.





This bright and comfortable villa features a vast living area of over 60 m<sup>2</sup>, including a TV lounge, a living room, and a fully new, equipped, and functional open kitchen. Thanks to its multiple exposures, you can enjoy the sun throughout the day. The kitchen opens onto a delightful outdoor space, where a beautiful travertine table can accommodate up to 14 guests for al fresco dining.

Outside, you will find a perfectly exposed swimming pool, surrounded by several relaxation areas, ideal for unwinding or enjoying a good book. The pool house is a real bonus, with a sink, barbecue, wood-fired oven, stove, as well as a shower room and toilets.

The villa includes a master bedroom on the ground floor with a dressing room, a bathroom with a bathtub and shower, and its own terrace. A guest WC and a courtesy cloakroom are also located on this level.

Upstairs, two lovely bedrooms of 14 and 15 m<sup>2</sup>, one with a terrace and breathtaking sea views, await you, along with an Italian shower room and storage space.

A completely independent one-bedroom apartment, with a living room, kitchen, bedroom, and bathroom, is perfect for hosting your guests or for a home office space.

The villa has a large double garage with a laundry room, as well as two cellars of 8 and 12 m<sup>2</sup>.

With a splendid view of Saint-Jean-Cap-Ferrat and Villefranche, this villa is a true haven of peace close to Monaco, offering an ideal living environment for those seeking comfort and tranquility.

Don't miss the opportunity to visit this beautiful property!









