



## LA TURBIE – Villa 110 m<sup>2</sup> with exceptional sea view, terraces and strong land potential

For sale

Co-exclusive

1 750 000 €

Product type <b>Building plot</b>	Num rooms <b>4 rooms</b>	City <b>La Turbie</b>	Country <b>France</b>
Living area <b>110 m<sup>2</sup></b>	Land area <b>3 500 m<sup>2</sup></b>	Total area <b>3 500 m<sup>2</sup></b>	Bedrooms <b>3</b>
Bathrooms <b>2</b>	Parkings <b>3</b>	Floor <b>1</b>	Condition <b>To refresh</b>
View <b>Vue mer</b>	Ref. <b>EEM-VF-156</b>		

Only **5 minutes walk from the city center of La Turbie**, this **110 m<sup>2</sup>** villa offers a rare setting: **absolute silence**, bright exposure, and a **panoramic sea view** that literally takes your breath away.

The property is spread over a plot of approximately **3,500 m<sup>2</sup>**, an asset that is now highly sought after in the town. The land allows — **if desired** — the **potential construction of three small villas**, subject to regulatory authorizations (to be checked with the town planning department: I don't have any official information → *I don't know*).

### The existing villa

- **Living area** : 110 m<sup>2</sup>
- **Coins**: Bright living room, **3 bedrooms**, two **bathrooms** with sea view



- **Kitchen:** Beautiful, functional kitchen, opening to the outside
- **Interior staircase:** Access to the rooms by a very **steep** staircase (we don't hide anything, prevention is better than cure)
- **Woodwork:** Double **glazed** windows
- **Environment:** Perfectly quiet, without any nuisance

### Outdoor areas

- **Main terrace 40-50 m<sup>2</sup>,** covered by a **patio-type** roof, ideal for entertaining while enjoying the view
- **Spectacular,** unobstructed and permanent sea view
- Natural plot of **2,500 m<sup>2</sup>,** offering privacy and potential for development



