



LA TURBIE – Villa 110 m² with exceptional sea view, terraces and strong land potential

For sale

Co-exclusive

1 180 000 €

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|---|---|--|--------------------------------|
| Product type Building plot | Num rooms 4 rooms | City La Turbie | Country France |
| Living area 110 m² | Land area 3 500 m² | Total area 3 500 m² | Bedrooms 3 |
| Bathrooms 2 | Parkings 3 | Floor 1 | Condition To refresh |
| View Vue mer | Release date Now | Ref. EEM-VF-156 | |

Only **5 minutes walk from the city center of La Turbie**, this **110 m²** 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 m²**, 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 m²
- **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 m²,** covered by a **patio-type** roof, ideal for entertaining while enjoying the view
- **Spectacular,** unobstructed and permanent sea view
- Natural plot of **2,500 m²,** offering privacy and potential for development



