



## LA TURBIE - 5 BEDROOM VILLA - SWIMMING POOL WITH SEA VIEW

For sale

1 690 000 €

<i>Product type</i> <b>Villa</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>225 m<sup>2</sup></b>
<i>Bedrooms</i> <b>5</b>	<i>Bathrooms</i> <b>3</b>
<i>Parkings</i> <b>3</b>	<i>Condition</i> <b>Renovated</b>
<i>View</i> <b>Unobstructed sea and mountain views</b> <i>Ref.</i> <b>VF1616</b>	<i>Exposure</i> <b>South-East</b>

Contemporary villa with swimming pool located in a quiet environment close to the village of La Turbie and less than 10 minutes from Monaco.

Located in the town of La Turbie in a quiet area, a 10-minute walk from the town centre, this three-storey villa offers 206 m<sup>2</sup> of living space and enjoys sea views.

It is laid out as follows:

- Ground floor: an entrance hall, a living room, a fitted kitchen, a bedroom with a shower room and a guest



- toilet;
- First floor: two bedrooms, an office area or small bedroom, a shower room with toilet.
  - Garden level: a master bedroom with a large walk-in wardrobe, a bathroom and a shower room.

The villa features well-landscaped grounds, a swimming pool and a separate studio (bedroom with shower room).

Several parking spaces complete this property.

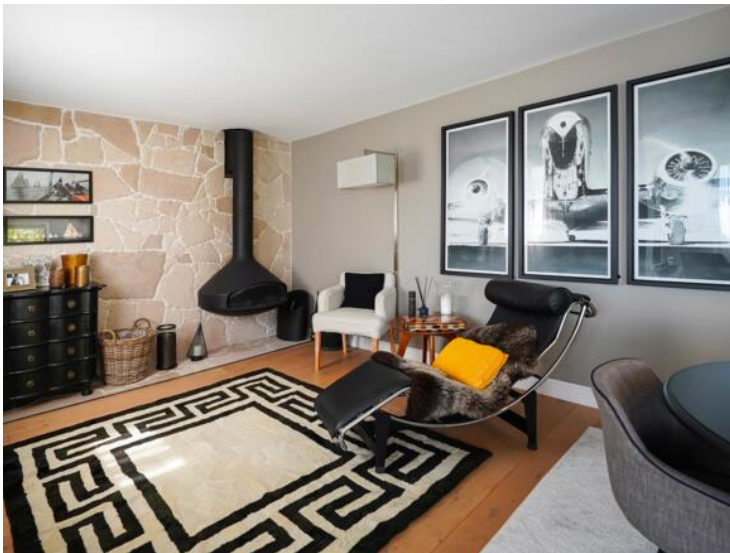
The estate agent's fees are payable by the seller unless otherwise stipulated in the mandate.

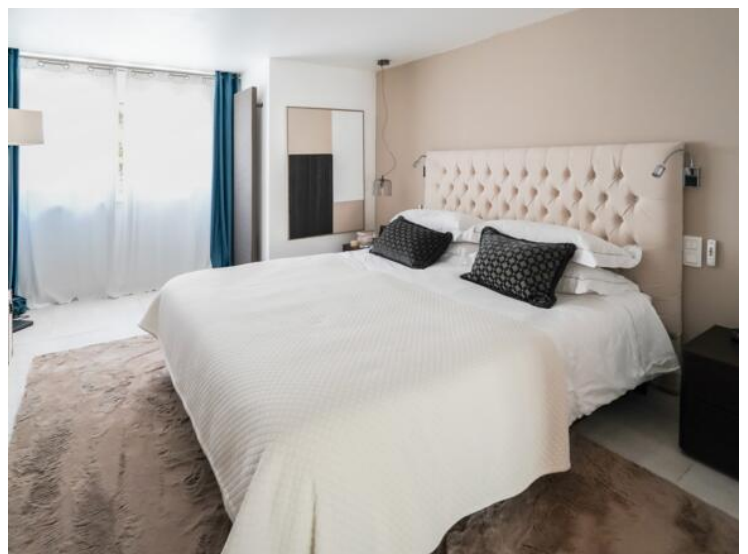
Estimated annual energy costs for standard usage: between €2,195 and €2,969. Average energy prices indexed to 2023.

The property is not subject to the co-ownership regime.

The property is subject to a natural hazards and pollution risk assessment, which can be viewed on the Géorisques website: <https://georisques.gouv.fr/>

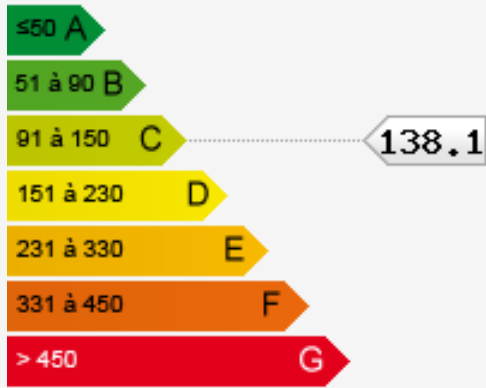








### Consommations énergétiques



### Émissions de gaz à effet de serre

