



La Turbie - Unique villa top floor with pool and full privacy – For sale 815 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 5 rooms	<i>City</i> La Turbie	<i>Country</i> France
<i>Living area</i> 107,40 m²	<i>Bedrooms</i> 3	<i>Bathrooms</i> 2	<i>Parkings</i> 2
<i>Ref.</i> 85864915			

Nestled in a verdant setting just a few minutes from Monaco, this unique villa top offers a rare living environment: the atmosphere of an independent villa, in absolute calm, at the heart of a privileged residential environment.

This property is in irreproachable condition, and features a cathedral living space bathed in light, with superb volumes and direct access to vast, unoverlooked terraces. The perfectly equipped open kitchen naturally extends the reception area into a dining area and summer lounge, creating a true harmony between inside and outside.

At night, the master bedroom and children's bedroom both open onto a main terrace offering panoramic views of the surrounding countryside. A shower room with WC, a bathroom with bath and WC, and a large dressing/laundry room (which could easily become a third bedroom on the same level) complete this level.

Upstairs, an elegant mezzanine offers space for an office or guest bedroom, and access to attic space for additional storage.

Outside, numerous landscaped terraces, a sheltered summer kitchen with dining area and barbecue, and a



swimming pool invite you to relax in an intimate, privileged setting.

Two outdoor parking spaces complete this rare property.

A true art of living, combining top-of-the-range amenities, absolute serenity and an ideal location at the gateway to Monaco.

Fees at vendor's expense.

ENERGY CLASS: 179 C CLIMATE CLASS: 5 A DPE established on 25 April 2025

Estimated average annual energy expenditure for standard use, based on annual energy prices: between 1505euros and 2037euros euros

Property subject to co-ownership status

Information on the risks to which this property is exposed is available on the Géorisques georisques.gouv.fr website.





