



## Ten minutes from Monaco

For sale

1 250 000 €

<i>Product type</i> <b>Villa</b>	<i>Num rooms</i> <b>5 rooms</b>
<i>City</i> <b>La Turbie</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>124 m<sup>2</sup></b>	<i>Terrace area</i> <b>150 m<sup>2</sup></b>
<i>Total area</i> <b>618 m<sup>2</sup></b>	<i>Bedrooms</i> <b>4</b>
<i>Bathrooms</i> <b>3</b>	<i>Parkings</i> <b>2</b>
<i>Cellar</i> <b>1</b>	<i>Floor</i> <b>Rdc + 1</b>
<i>Annual costs</i> <b>2 000 €</b>	<i>View</i> <b>Sea and mountains</b>
<i>Ref.</i> <b>AL 181 FR</b>	

In a haven of peace

Located 5 minutes from the village of La Turbie and 10 minutes from Monaco, on a plot of about 900m<sup>2</sup> with pretty garden and small pond, charming Provençal type villa, composed of an entrance, large living room with fireplace, semi-open fitted kitchen opening onto a magnificent terrace with swimming pool, guest toilet, pantry/laundry room, master bedroom with shower area, opening onto a beautiful terrace; Upstairs two bedrooms with beautiful balcony, full bathroom. On the ground floor, studio composed of a main room, equipped kitchen, full shower room. Large cellar of 19 m<sup>2</sup>.



Closed garage of 14 m<sup>2</sup> + 2 car and two-wheeler spaces. Direct access. Facade and roof renovated.

For any further information, please contact us.



### Diagnostic de Performances Énergétiques

