



## LA TURBIE - TWIN VILLA - SWIMMING POOL

For sale

1 690 000 €

|                                     |                                           |
|-------------------------------------|-------------------------------------------|
| <i>Product type</i><br><b>House</b> | <i>Num rooms</i><br><b>5 rooms</b>        |
| <i>City</i><br><b>La Turbie</b>     | <i>Country</i><br><b>France</b>           |
| <i>Living area</i><br><b>132 m²</b> | <i>Bedrooms</i><br><b>4</b>               |
| <i>Bathrooms</i><br><b>2</b>        | <i>Parkings</i><br><b>2</b>               |
| <i>Floor</i><br><b>2</b>            | <i>Condition</i><br><b>Good condition</b> |
| <i>View</i><br><b>SEA</b>           | <i>Ref.</i><br><b>VF1624</b>              |

Close to Monaco, in a secure residential domain in a quiet area, this 5-room semi-detached villa spread over two levels has four bedrooms, a living room with open kitchen, a garden with swimming pool and sauna, as well as several outdoor parking spaces.

Near Monaco, in a quiet, secure residential community, a 5-room semi-detached villa with 131.88 sqm of living space spread over two levels, featuring a swimming pool, a sauna, and a beautiful garden.

The layout is as follows:

- Ground floor: an entryway, three bedrooms with built-in closets, a bathroom, and a separate toilet.
- Garden level: a large living room with dining area and a fully equipped open kitchen, a bedroom with a built-in closet, a shower room, and a separate toilet.

Several outdoor parking spaces complete this property.



The property is currently rented for €3,917.11 per month, with the lease expiring on May 14, 2029.

The seller is responsible for the brokerage fees unless otherwise stipulated in the listing agreement.

Estimated annual energy costs for standard usage: between €1,257 and €1,701. Average energy prices indexed for 2021.

The property is subject to the condominium regime and comprises a total of 8 residential units.

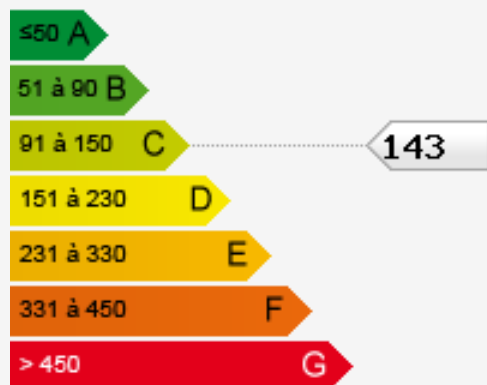
Property subject to a natural hazards and pollution risk assessment available on the Géorisques website:  
<https://georisques.gouv.fr/>







### Consommations énergétiques



### Émissions de gaz à effet de serre

