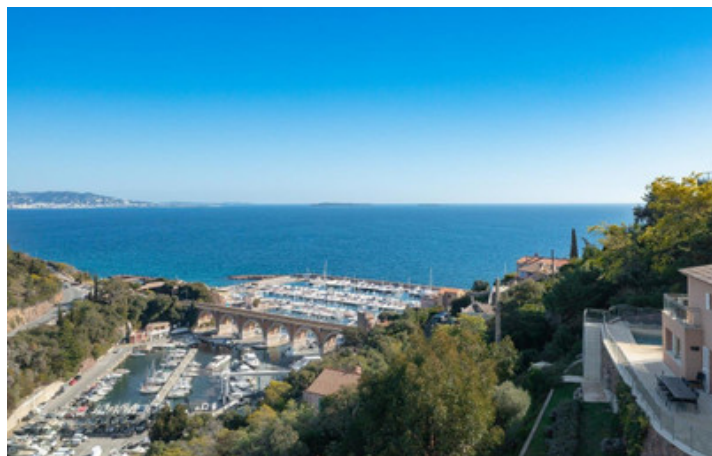


## Neo-provencal villa with panoramic sea and mountain views in Théoule sur mer

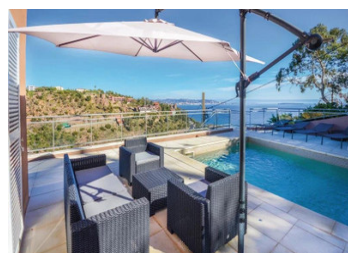
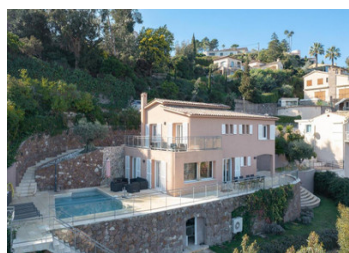
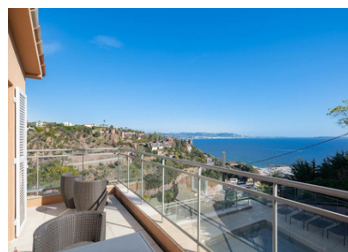


## INFORMATION

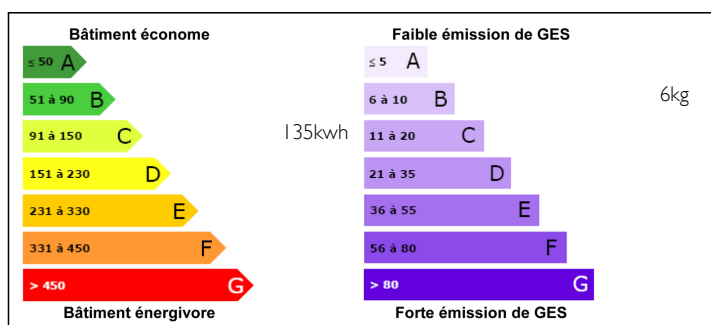
Town:	Théoule-sur-Mer
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	1055 m2

## IN BRIEF

Charming neo-Provencal villa with a splendid panoramic sea and mountain view overlooking the port of La Rague, on a plot of 1055m<sup>2</sup> full of Mediterranean vegetation. Located in a very sought after residential area, walking distance to the beach, close to the shops and the centre of Théoule sur mer. On the ground floor is the entrance, an individual toilet, an American kitchen donning onto the living room, dining room and opening on the terraces overhanging the sea, mountain and port. On the first floor, 4 bedrooms, one of which is en suite with a beautiful terrace overlooking the panoramic view for two bedrooms., an individual bathroom. The swimming pool is heated and features a nice, open terrace area. The terraced grounds are beautifully planted with olive trees, fruit trees and various Mediterranean species. Parking inside the villa for 4 cars.

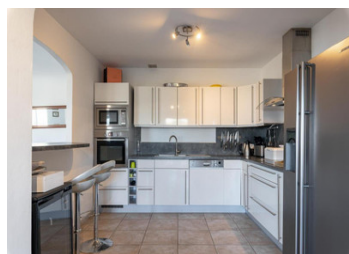


## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Charming neo-Provençal villa with a splendid panoramic sea and mountain view overlooking the port of La Rague, on a plot of 1055m<sup>2</sup> full of Mediterranean vegetation.

Located in a very sought after residential area, walking distance to the beach, close to the shops and the centre of Théoule sur mer.

On the ground floor is the entrance, an individual toilet, an American kitchen donning onto the living room, dining room and opening on the terraces overhanging the sea, mountain and port.

On the first floor, 4 bedrooms, one of which is en suite with a beautiful terrace overlooking the panoramic view for two bedrooms, an individual bathroom.

The swimming pool is heated and features a nice, open terrace area. The terraced grounds are beautifully planted with olive trees, fruit trees and various Mediterranean species.

Parking inside the villa for 4 cars.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 1484 EUR**

## NOTES