LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A14823 Price: 799 000 EUR

agency fees to be paid by the seller

Villa near Nice | Heated Swimming Pool | Open Views | Strong B&B Potential | 20 Minutes to Nice Airport

EXCLUSIVE







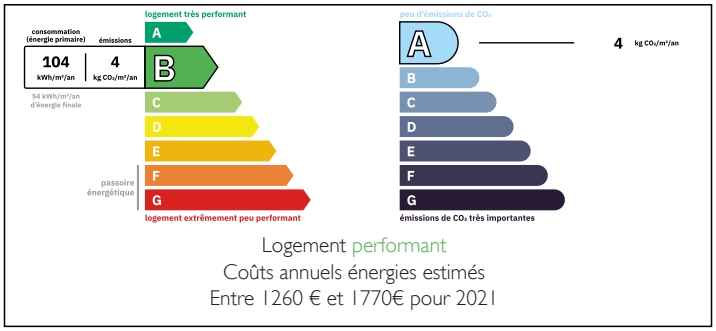








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1260 € et 1770€ pour 2021

INFORMATION

Town:	Carros
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	164 m2
Plot Size:	4000 m2

IN BRIEF

Vahe Pekmez and Leggett International Real Estate this south-facing villa arranged on two levels set on a quaint and green hillside near the medieval village of Carros.

Built in the early 1990s by its current owners, this charming Provençal villa offers 164 m2 of living space on a private 4,000 m2 plot with a heated swimming pool and open views.

The upper level features a bright 41 m2 living and dining area with high ceilings and a fireplace opening onto a 17 m2 covered terrace, an independent kitchen, a bedroom with its private bathroom with WC, an office, and a guest WC. The garden level provides three bedrooms, a shower room, a WC, an air-conditioned wine cellar, and 26 m2 of workshop/utility space ready for conversion into additional living quarters.

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.

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LOCAL TAXES

Taxe foncière:	**2300 EUR**

NOTES

DESCRIPTION

OVERVIEW:
Built in the early 1990s by its current owners, this charming Provençal villa is located in a green and peaceful setting on a hillside between the new town of Carros and its historic medieval village.

The property offers 164 m2 of habitable living space, complemented by approximately 25 m2 of convertible workshop and utility space.

Benefiting from an ideal south-facing exposure, the house enjoys abundant natural light throughout the day and open, unobstructed views over the surrounding mountains and greenery.

The grounds span approximately 4,000 m2, combining a landscaped garden area around the heated swimming pool with a natural wooded slope providing absolute privacy and authentic

Comfort is ensured by electric underfloor heating in the main living room, electric radiators, and reversible air conditioning units in both the main living area and the lower level. Thanks to the exceptional quality of its construction and insulation, the property has an almost perfect energy performance certificate (DPE rated B/A) despite its age, thereby significantly optimising its running costs.

A functional fireplace in the living room adds a warm ambiance during the winter months. A standout asset of this property is its exceptional layout versatility. With two direct garden accesses, the lower level can easily serve as an independent guest apartment, making the property an outstanding opportunity for a bed & breakfast or multi-generational family home in this popular Côte d'Azur destination. Ample private parking for multiple vehicles is available on the property.

LAYOUT:
The villa is arranged across...