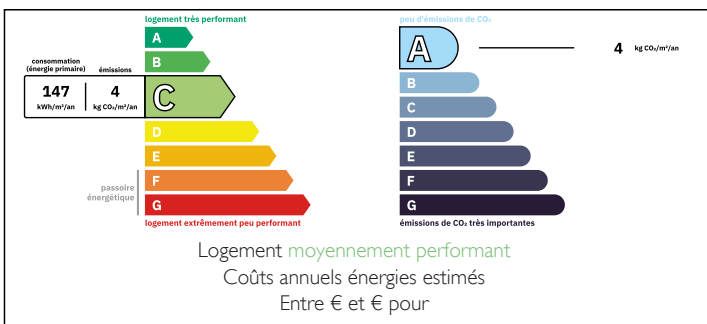


Fully renovated villa with breathtaking sea views in Le Trayas



ENERGY - DPE



INFORMATION

Town:	Théoule-sur-Mer
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	120 m²
Plot Size:	1500 m²

IN BRIEF

Nestled in the heart of the Estérel Massif, this fully renovated villa enjoys a commanding position above Le Trayas, offering breathtaking panoramic views of the Mediterranean, the Estérel mountains, and the port of La Figueirette.

With a living area of approximately 120 m², the property features on the ground floor a spacious reception room with fireplace, a fitted kitchen and two bedrooms, one with direct access to the terrace and swimming pool. Upstairs, a master suite with private bathroom and balcony overlooks the sea. A garage, cellar, and technical room complete the lower level.

The landscaped grounds of 1,500 m² provide inviting relaxation areas, an independent chalet, and several parking spaces. Ideally located, the villa combines tranquility with convenience - just 30 minutes from Cannes and 45 minutes from Nice International

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.



LOCAL TAXES

Taxe foncière: 1 606 EUR

NOTES

DESCRIPTION

Superb, fully renovated villa located in a private and secure estate, in a commanding position on the heights of Théoule-sur-Mer.

The property boasts breathtaking panoramic views of the sea, the Esterel Massif, and the port of Théoule.

Built on two levels, the villa offers approximately 120 sq m of living space.

The ground floor comprises a spacious double living room with a fireplace, a fully equipped kitchen, a bedroom with direct access to the terrace and swimming pool, an adjoining shower room, and a second bedroom.

Upstairs, the master suite features a private bathroom and a large balcony offering stunning views of the Mediterranean.

On the lower level, a closed garage for one car, a cellar, and a utility room complete the property.

The landscaped grounds of 1,500 sq m are meticulously maintained and offer charming relaxation areas, a separate chalet, and several parking spaces. Ideally located, the property is just 30 minutes from Cannes and the Croisette, and 45 minutes from Nice Côte d'Azur International Airport.

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