

House to renovate, 142m , 850m plot. 5 rooms, 4 bedrooms, 1 bathroom, 1 shower room. Garage & 3 parking spots



## INFORMATION

Town:	Villeneuve-Loubet
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	142 m2
Plot Size:	952 m2

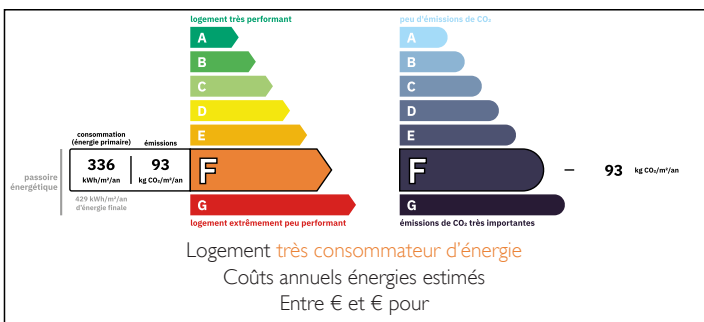
## IN BRIEF

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Ideally located in the highly sought-after Bouches du Loup area of Villeneuve-Loubet, discover this two-story family home with a current total living area of 142m<sup>2</sup>, built on a nearly 1000m<sup>2</sup> plot with room for a pool!

Perfectly situated, bathed in sunlight, and adorned with fruit trees and greenery, this property offers enormous potential and numerous possibilities. A beautiful, high-quality construction from the 1950s, the roof has been completely renovated, double glazing is installed throughout, and there are very high ceilings (between 3m and 3.5m). Ample parking is also available.

## 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

The property comprises a two-story house with a cellar and an attached 25m<sup>2</sup> garage.

With two separate entrances, this house, ripe for renovation, offers a blank canvas for your imagination! Additional features include an automatic gate, fiber optic internet, and an alarm system.

No condominium or subdivision fees.

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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: 1 180 EUR**

## NOTES