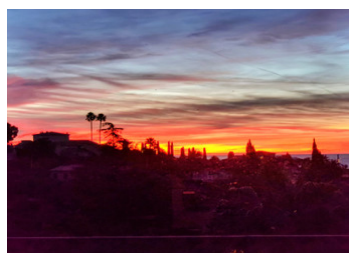


## Individual villa with sea views, Mandelieu-la-Napoule

EXCLUSIVE



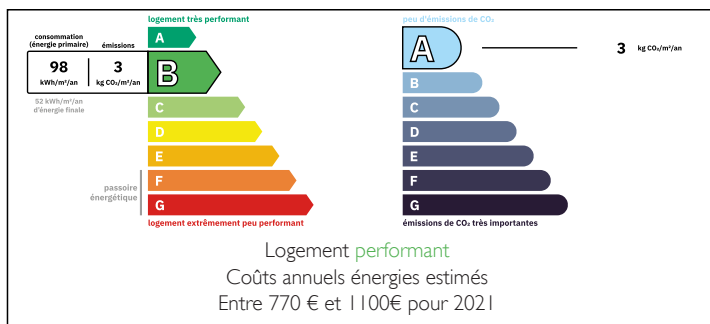
## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Mandelieu-la-Napoule |
| Department: | Alpes-Maritimes      |
| Bed:        | 3                    |
| Bath:       | 2                    |
| Floor:      | 103 m2               |
| Plot Size:  | 1000 m2              |

## IN BRIEF

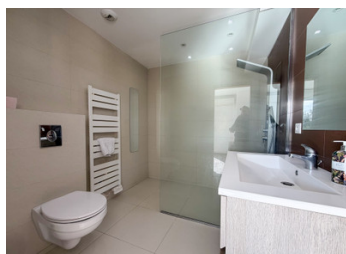
Located close to local amenities, the A8 motorway and the beaches of Mandelieu-la-Napoule, this individual villa enjoys stunning panoramic sea views. The upper floor offers a bright entrance hall, two bedrooms, a family bathroom, laundry room and a versatile office or lounge space, all opening onto a large terrace. The lower level features a spacious open-plan living room and kitchen with an entire wall of doors leading to another terrace with breathtaking views, plus a master suite with dressing room and shower room. Benefits include reversible air conditioning, solar panels for hot water, full fencing and mains drainage. A rare opportunity in a prime Riviera location, ideal as a main or holiday home.

## 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.



## LOCAL TAXES

**Taxe foncière: 1500 EUR**

## NOTES

## DESCRIPTION

Ideally located 5kms from local beaches (approximately 10 minutes by car), this individual villa enjoys a privileged setting with fabulous sea views.

Accessed via a short staircase, the property opens onto a bright and sunny entrance hall on the upper level. This floor offers two bedrooms, a family bathroom, a laundry room, and a generous additional space ideal for a home office, reading lounge or TV area. Large doors open onto a spacious terrace, perfectly positioned to enjoy the magnificent views and Mediterranean climate.

On the lower level, a stunning open-plan living and kitchen area creates an exceptional entertaining space. An entire wall of glass doors opens seamlessly onto another large terrace, again showcasing the spectacular views. This level also features a master bedroom with dressing room and en-suite shower room.

The villa benefits from reversible air conditioning for year-round comfort and solar panels providing hot water. The property is fully fenced and connected to mains drainage.

Combining a prime location close to the coast, exceptional views and modern comforts, this is a rare opportunity on the French Riviera — ideal as a main residence, holiday home or investment property.

Early viewing highly recommended.

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