LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A43867OVI06 Price: 4 200 000 EUR

agency fees to be paid by the seller

Beaulieu Sur Mer. New build villa. Panoramic views, pool







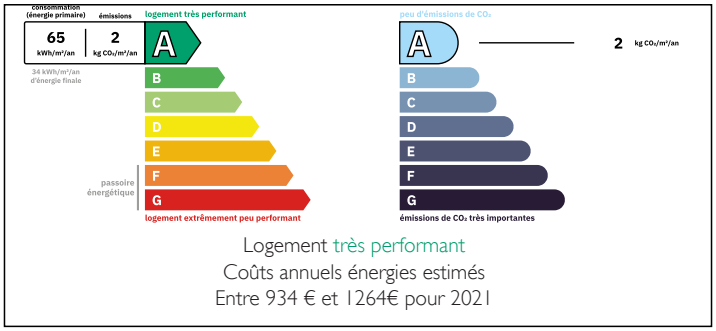








ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 934 € et 1264€ pour 2021

INFORMATION

Town:	Beaulieu-sur-Mer
Department:	Alpes-Maritimes
Bed:	3
Bath:	3
Floor:	145 m2
Plot Size:	200 m2

IN BRIEF

Exceptional Contemporary Home | Panoramic Sea Views over the Bay of Fourmis & Cap Ferrat

Ideally positioned on the elevated Boulevard Edouard VII, just a few minutes' drive from the town centre, harbour and beaches, this superb contemporary semi-detached villa has been completely and luxuriously renovated and is currently nearing completion.

Enjoying an absolutely breathtaking panoramic sea view stretching across the Bay of Fourmis to Cap Ferrat, the property is arranged over three levels.

It features an elegant entrance, a magnificent living area, a separate kitchen and laundry room, all opening onto the main terrace and swimming pool.

The upper levels offer three spacious en-suite bedrooms, two of which open onto a beautiful terrace with stunning sea views, as well as ample storage.
Private parking completes this exceptional property.
Located within a small, exclusive gated estate with electric entrance gates, this home offers privacy and tranquillity.

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:	**3900 EUR**

NOTES

DESCRIPTION

Exceptional Contemporary Home | Panoramic Sea Views over the Bay of Fourmis & Cap Ferrat

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Private parking completes this exceptional property.

Located within a small, exclusive gated estate with electric entrance gates, this home offers privacy, tranquillity and an outstanding Mediterranean lifestyle.

Co-owned building of 2 units
Provisional annual charges: 1000€

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