LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44046VAP06 Price: 245 000 EUR

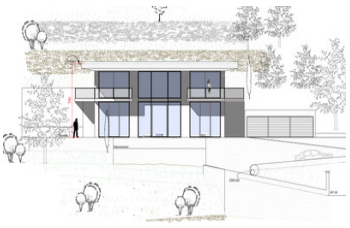
agency fees to be paid by the seller

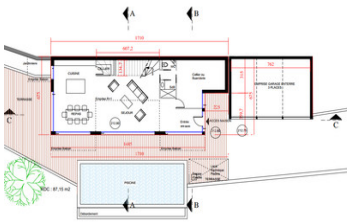
Building Plot with Approved Villa & Pool Project near Monaco – Ready to Build

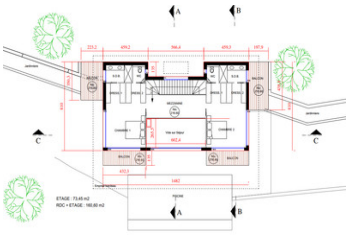














INFORMATION

Town:	La Trinité
Department:	Alpes-Maritimes
Bed:	2
Bath:	3
Floor:	160 m2
Plot Size:	2514 m2

IN BRIEF

This attractive building plot located on the border of La Turbie and La Trinité offers a rare opportunity to immediately realize a villa project close to Monaco.

Set on a 2,514 m² fully serviced plot (water and electricity connections completed), the property benefits from a valid building permit for a contemporary villa of approximately 160–180 m² built over two levels.

The planned design features a spacious living area with an impressive cathedral ceiling, two spacious master bedrooms with own dressing areas and bathrooms, an infinity swimming pool, and a 45 m² enclosed garage.

The south-facing orientation of the plot ensures optimal sunlight and comfortable year-round living.

A rare opportunity to create a fully customized

ENERGY - DPE

DPE not required.

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

null

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

NOTES