LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48429SST06 Price: 1 400 000 EUR

agency fees to be paid by the seller

Tourrettes-sur-Loup, private Riviera Villa with pool, guest suite and 4,280 m grounds.







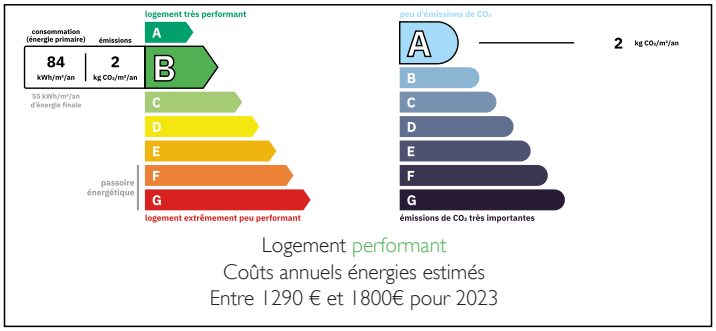








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1290 € et 1800€ pour 2023

INFORMATION

Town:	Tourrettes-sur-Loup
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	193 m2
Plot Size:	4280 m2

IN BRIEF

A private French Riviera retreat in a peaceful, green setting near the charming village of Tourrettes-sur-Loup.

Set within approximately 4,280 m² of private grounds, this charming four-bedroom villa offers 192.8 m² of measured floor space, including the adjoining guest accommodation. With its saltwater swimming pool, generous covered terrace and peaceful surroundings, the property offers an inviting French Riviera lifestyle.

Built in 2004 using traditional masonry construction and extensively improved over the years, the villa combines character with modern comforts, including ducted air conditioning.

The property also features a spacious guest suite, a three-car carport, a garden chalet and a workshop.

An extension is being explored with an architect, subject to planning permission and applicable regulations.

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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DESCRIPTION

A private Riviera Retreat; Elegant villa with pool and extensive grounds in Tourrettes-sur-Loup

A peaceful French Riviera retreat offering privacy, generous outdoor living spaces and year-round comfort, just a short distance from the charming village of Tourrettes-sur-Loup.
Set within approximately 4,280 m² of private grounds, this charming four-bedroom villa offers 192.8 m² of measured floor space, including the adjoining guest accommodation. With its saltwater swimming pool, generous covered terrace and peaceful surroundings, the property offers an inviting French Riviera lifestyle.

Located in a quiet residential setting close to a historic château estate, the villa provides an attractive balance of tranquillity, space and accessibility to the French Riviera.
Traditional quality with modern comforts; built in 2004 using traditional masonry construction, the property benefits from substantial walls, rock wool insulation and a crawl space.

The house has been carefully improved over the years, including approximately €200,000 of renovation work in 2014, covering large picture windows, kitchen improvements, electrical installations and the development of the adjoining guest accommodation. Ducted air conditioning on the ground floor and an independent system in the guest area contribute to year-round comfort.

Designed for indoor-outdoor living; the ground floor offers a welcoming living room, an open dining area and a kitchen with pantry.
Large openings connect the living spaces to a generous covered terrace, providing a lovely setting for outdoor dining, entertaining or simply relaxing while enjoying the Mediterranean climate.

The adjoining guest accommodation includes a spacious 38 m² bedroom suite, dressing room,

LOCAL TAXES

Taxe foncière: **1892 EUR**

NOTES