

1 250 000 €

**For sale villa****6 rooms****Surface : 156 m<sup>2</sup>****Surface of the land : 2500 m<sup>2</sup>****Year of construction : 2002****Exposition : Sud****View : Montagne****Hot water : Gaz****Inner condition : good****External condition : good****Couverture : Tuiles****Features :**

pool, pool house, Piscine chauffée,  
Bedroom on ground floor, double glazing,  
Laundry room, Automatic gate, calm

3 bedroom

1 bathroom

3 showers

4 WC

2 garage

1 cellar

**Energy class (dpe) : C****Emission of greenhouse gases (ges) : C**

Document non contractuel

21/05/2024 - Prix T.T.C

**Villa 2192 Tourrettes-sur-Loup**

Just 6 minutes by car from Tourrettes sur Loup, this most attractive villa is situated in a wonderfully peaceful and green environment with lovely views over the Loup valley and towards the village of Bar sur Loup. Built in 2002, the extremely well-appointed villa has 156m<sup>2</sup> of habitable space laid out over two floors, with a large basement offering potential to extend the habitable space: Ground floor: Entrance hall, guest WC, dining room adjoining the fully fitted kitchen, large living room with attractive vaulted ceiling, office/bed 4 - all opening onto the large outdoor terrace via traditional glazed French doors - bedroom 3 with ensuite shower room First floor: Master bedroom with large bathroom with WC and separate shower, bedroom 2 with ensuite shower room with large shower and WC Basement: An extremely useful feature is the very large basement which could provide a multitude of uses - eg, utility area, boiler room independent apartment, games room, workshop, wine cellar (suggested plans available). A double garage is also located under the house. Exterior: Surrounding the villa is a terraced garden of 2500m<sup>2</sup> with beautiful stone walling and many olive trees. There is also a 12m x 5m heated swimming pool with fully automated treatment system, and tiled gazebo that could become a

