



## Contemporary Villa in La Turbie

3 590 000 €



### DESCRIPTIVE :

Superb architect-designed house, modern, recently renovated, located in La Turbie close to the principality and motorway access.

The villa consists of:

- On the ground floor: large living room with fireplace, cinema lounge, office, large kitchen with access to the swimming pool and terraces, a bedroom, an equipped gym with bathroom.

- Upstairs: master bedroom with en-suite bathroom and dressing room, two terraces with Jacuzzi-Spa, 2 bedrooms with en-suite bathrooms and terrace access.

The villa benefits from a heated salt swimming pool, mains drainage, an alarm, a closed 2-space garage for large cars and outdoor parking for several cars.

Land tax: €4,431/year

Energy consumption: C - 34 kWh/m<sup>2</sup>/year

GHG emissions: A - 1 kg CO<sub>2</sub>/m<sup>2</sup>/year

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

Agency fees will be fully paid by the seller.

REF: VF347

### DETAILS



\*350 m<sup>2</sup>



Excellent condition



4



Facing south



Sea view

\*marketable surface area



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This document does not form part of any offer or contract. All measurements, areas and distances are approximate. The information and plans contained herein are believed to be correct, however, their accuracy is not guaranteed. The photographs show only certain parts of the property at the time they were taken. This offer is subject to change of price or other conditions, without prior notice.





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