



2 690 000 €

For sale villa

7 rooms

Surface : 230 m<sup>2</sup>

Surface of the living : 46 m<sup>2</sup>

Surface of the land : 1500 m<sup>2</sup>

Year of construction : 1993

Exposition : Sud ouest

View : Mer panoramique

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : Tiling

Features :

Pool, Pool house, Fireplace, Bedroom on ground floor, Double Glazing, Air conditioning, Laundry room, Automatic gate

5 bedroom

3 terraces

2 bathrooms

1 shower

4 WC

5 parkings

2 cellars

Legal information

2 690 000 € fees included

3,46% VAT of fees paid by the buyer

(2 600 000 € without fees), no current

procedure, information on the risks to which

this property is exposed is available on

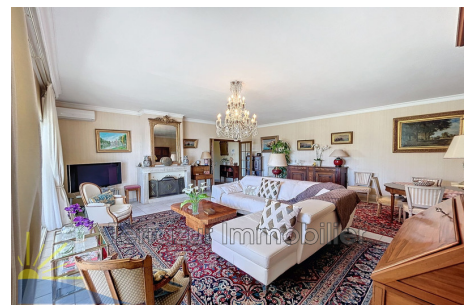
[georisques.gouv.fr](http://georisques.gouv.fr).



Villa 1008 Golfe-Juan

Ref 03 2056 Nestled on the hill of Golfe-Juan, come and discover this superb detached villa of 230 m<sup>2</sup> on two levels. South-west facing, offers a magnificent view of the sea and the hills. It is composed on the ground floor of a spacious living room of 46 m<sup>2</sup>, a fully equipped independent kitchen, two bedrooms, dressing room and bathroom all overlooking a large beach with swimming pool and pool house. On the 1st floor: an office, a laundry room, three bedrooms, a bathroom, a shower room. The whole is built on a pleasantly landscaped plot of 1525 m<sup>2</sup>. Carport and parking for 4 cars. For more information and request for a visit, contact Diana at: 0698164150.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1560 and 2160 € (reference year 2024)  
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Terrazur Immobilier - 11, avenue Chalmette - 06220 Golfe-Juan  
Tél: +33 (0)4 93 63 53 23 - Fax: +33 (0)4 93 63 11 26 - [info@terrazurimmo.com](mailto:info@terrazurimmo.com)