

# Tour de Mare - Luxury ready to move-in villa with beautiful views

Price : € 659.000



<b>Rooms :</b> 4	<b>Bedrooms :</b> 3	<b>Bathrooms :</b> 2	<b>Sqft :</b> 126 m <sup>2</sup>	<b>Type :</b> House
<b>Views :</b> Mountains, Greenery	<b>Land Area :</b> 1548m <sup>2</sup>	<b>Reference ID :</b> 2266 / 418		

Tour de Mare - Luxury ready to move-in villa with beautiful views

Very nice and super quietly located, in the beautiful residential villa district "Tour-de-Mare", on the edge of the Esterel National Park overlooking the Esterel Mountains, this ready to move in, detached villa with private swimming pool.

Renovated in 2012, including new windows and double glazed windows, air conditioning, CV combi boiler (2013), luxury and modern bathrooms, luxury and modern kitchen, beautiful and light walls, ceilings and floors; really complete! The outdoor area is also beautifully landscaped with an overflow pool, outdoor shower, beautiful wide terraces with various attractive sun and shaded seats, a solid stone outside barbecue and a lower maintenance-friendly garden including eucalyptus trees, palm trees, cork oaks, oleanders and lavender. In the garden and the terraces there is an automatic watering system and there is also cozy outdoor lighting.

The layout is as follows: closed entrance to the site with 2 parking spaces. Entrance hall, hallway with access to the bedrooms, all air conditioned and bedroom 2 has a connecting door to the first bathroom.

This bathroom has modern double washbasin cabinet, separate shower, toilet, bidet, bath and enclosed space for a washing machine and dryer.

The master bedroom is located at a lower level and has windows on 2 sides. Furthermore, a walk to the second luxurious and

spacious bathroom with separate shower, bathtub, washbasin with double sink, toilet and bidet.  
 The living room is also located on a lower level and has a beautiful high ceiling with beam structure. Over the entire width are sliding doors placed to the adjacent terrace. This offers great views over the swimming pool and to the Esterel Mountains! In the living room, a nice open wooden staircase with 5 steps leads to the sleeping area and from the terrace you come via a fixed short staircase to the level of the overflow pool.  
 There is a modern open kitchen kitchen, L-shaped, and equipped with modern luxury appliances including separate full length fridge and freezer. oven, combi microwave, 5-burner induction hob, dishwasher etc. etc.  
 On the side of the house is an additional storage room with the installation for the boiler (2013).

The swimming pool is recently been renewed and provided with a new pump.

In the Tour de mare district is a small shopping center with a bakery for the fresh daily baguette. The old Roman town of Frejus is about 3 km and the beach is only about 5 km from the villa.  
 The motorway (A-8) is easy to drive and Nice airport is about 40 minutes by car.

The villa is fully furnished - ready for rental (!) - to be taken over.  
 This beautiful, completely ready to move in villa is definitely worth your visit!

**Features :**

Air-conditioning	Sliding windows	Double glazing	Furnished
Crawl space	Electric shutters	Irrigation sprinkler	Barbecue
Outdoor lighting	Security door	Swimming pool	

**Area`s:**

1 Land	3 Terrace	1 Living room/dining area	1 Kitchen
2 Bedroom	1 Master bedroom	1 Bathroom / Lavatory	1 Shower room / Lavatory
1 Cellar			

**Nearby:**

Shops (5 minutes)	Beach (5 km)	Town centre (7 minutes)	Hospital/clinic (5 minutes)
Train station (7 minutes)	Golf (5 minutes)	Movies (10 minutes)	Airport (40 minutes)
Sea (5 km)	Highway (10 minutes)		

Energy - Conventional consumption Class : C	Energy - Conventional consumption : 128 kWh/m².year
Energy - Emissions estimate Class : E	Energy - Emissions estimate : 38 kg éqCO2/m².year
Land Value Tax : 2.314 € / year	
Housing Tax : 2.276 € / year	



See more  
<https://azurpavillon.com/real-estate/listing/tour-de-mare-luxury-ready-to-move-in-villa-with-beautiful-views-2120251>