

Provençal Villa with Panoramic Sea and Mountain Views

Price : € 1.485.000



Rooms : 9 **Bedrooms :** 5 **Bathrooms :** 4 **Sqft :** 204.71 m² **Type :** House
Views : Sea, Mountains **Reference ID :** 330 / 330

-UNDER PRE-CONTRACT- Sole Agent: Nestled in a serene and absolute quiet setting, just a few minutes walk from the picturesque village of Tourrettes-sur-Loup. This lovely 4-bedroom Provençal villa offers 205m² of refined living space, complemented by a beautifully landscaped 2,300m² garden, a separate apartment and a sparkling swimming pool.

This property boasts exceptional sea and mountain views. Fully renovated with exquisite attention to detail, the villa combines traditional Provençal charm with modern comforts, making it an ideal home for a family or as a holiday retreat.

On garden level, a welcoming entrance leads to a bright and spacious living room with a cozy fireplace, seamlessly flowing into a recently renovated, fully equipped open kitchen with a large dining area. Direct access from the living spaces to sunny terraces with breathtaking 180° views towards the sea and surrounding mountains.

The Master Bedroom features a dressing area, en-suite shower room with toilet, and also direct access to the terrace. A convenient cloakroom near the main entrance, easily adaptable as an office, a practical laundry room with ample storage and a guest toilet for added convenience.

On the upper floor, one bedroom with an en-suite shower room and stunning window view. Two additional bedrooms sharing a spacious shower room. All bedrooms are equipped with reversible air conditioning for year-round comfort.

Outdoor Spaces, the well maintained and enclosed garden is a tranquil retreat featuring: Several terraces, including one covered, perfect for outdoor dining or relaxation. A magnificent swimming pool (12m x 5.5m) ideal for warm Provençal days. A separate apartment (25m²) with fully equipped open kitchen, shower room and toilet, with direct access to the pool. A large garage and additional parking spaces, including 3-4 private parking spaces outside the property, providing ample convenience.

This charming villa, fully renovated around 2014, combines modern comforts with provençal charm. Located in a quiet area with

panoramic views and within walking distance of the picturesque village, it is truly an exceptional find. A must-see property for anyone seeking tranquility, luxury, and stunning views in the heart of the cote d'azur.

Features :

Air-conditioning	Fireplace	Double glazing	Sliding windows
Internet	Window shade	Electric awnings	Crawl space
Electric shutters	Irrigation sprinkler		Alarm system
Swimming pool			

Area`s:

1 Loggia	1 Cellar	1 Cellar	1 Cellar
1 Apartment	1 Lavatory	1 Hallway	1 Master bedroom
1 Walk-in closet	1 Bathroom / Lavatory	1 Living room/dining area	1 Eat-in kitchen
1 Laundry room	1 Cupboard	1 Walk-in closet	1 Garage
1 Studio	1 Shower room	1 Lavatory	1 Maintenance room
1 Hallway	1 Bedroom	1 Bedroom	1 Bedroom
1 Shower room / Lavatory	1 Shower room / Lavatory	1 Cupboard	

Nearby:

Airport (30 minutes)	Highway (20 minutes)	Town centre (5 minutes)	Shops (5 minutes)
Primary school (5 minutes)	Secondary school (5 minutes)	Sea (35 minutes)	Ski slope (90 minutes)
Beach (35 minutes)	Supermarket (8 minutes)		

Energy - Conventional consumption Class : E

Energy - Emissions estimate Class : B

Electricity : 1

Land Value Tax : 2.130 € / year

Energy - Conventional consumption : 234.9 kWh/m².year

Energy - Emissions estimate : 7.8 kg éqCO2/m².year



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