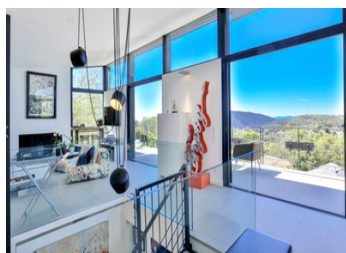
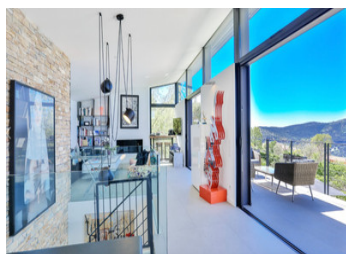


For sale, architect-designed villa with 2177m2 garden, beautiful unobstructed view and swimming pool.



## INFORMATION

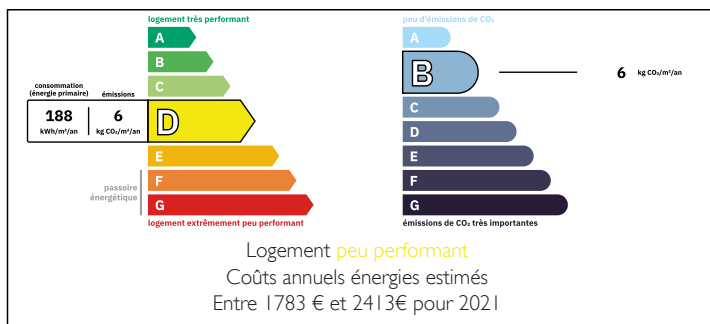
Town:	Peille
Department:	Alpes-Maritimes
Bed:	5
Bath:	4
Floor:	175 m2
Plot Size:	2300 m2



## IN BRIEF

Magnificent architect-designed villa of 175 m<sup>2</sup> spread over two levels and built on a beautiful landscaped garden of 2177 m<sup>2</sup> with a swimming pool in absolute tranquility.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This magnificent architect-designed villa of 175 m<sup>2</sup> spread over two levels and built on a beautiful landscaped garden of 2177 m<sup>2</sup> with a swimming pool, consists on the ground floor of a living/dining room with access to a large terrace enjoying a beautiful view of the surrounding hills, a fitted and equipped American kitchen and a guest toilet.

On the garden level, a second equipped kitchen with access to the pool, 4 bedrooms including a master bedroom with dressing room, bathroom and toilet, another bathroom with toilet, an additional shower room with toilet, a laundry room, a dressing room.

A fifth independent bedroom with shower room and toilet.

Equipped summer kitchen, landscaped pétanque court, outdoor parking for several cars. Southwest exposure.

A true haven of peace! Absolute crush!

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

## LOCAL TAXES

**Taxe foncière:** 2368 EUR

**Taxe habitation:** EUR

## NOTES