

5-room house, 3 ensuite bedrooms with wc's, 208m, heated swimming pool on 2984m of land. Panoramic views.



## INFORMATION

Town:	Levens
Department:	Alpes-Maritimes
Bed:	4
Bath:	4
Floor:	206 m2
Plot Size:	2984 m2

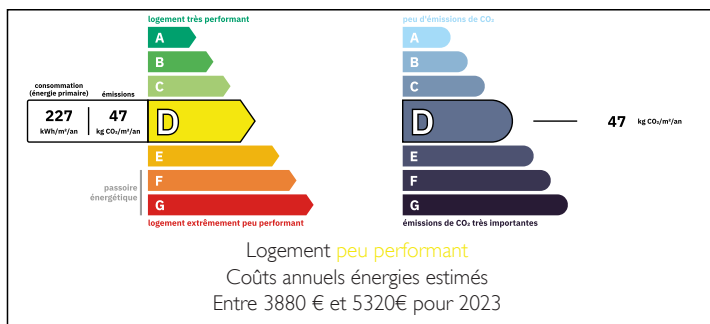
## IN BRIEF

Beautiful house in excellent condition.

On the garden level, there are two large 23m<sup>2</sup> rooms that could be converted into a separate 2-room apartment with a sauna. There is a former 12m<sup>2</sup> cellar that could also be converted. Alternatively, the entire property could be converted into a games room and gym. Access to the heated pool and jacuzzi is from this level. In short, a wealth of possibilities.

On the ground floor are the living areas, and on the first floor are the 3 bedrooms.

## 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

On the garden level, several parking spaces are available outside.

On the ground floor, there is a large 29m<sup>2</sup> living room with a fireplace, a 15m<sup>2</sup> dining room, an 11m<sup>2</sup> kitchen, and a 6m<sup>2</sup> office. All rooms open onto terraces with panoramic views and the sea in the distance. South-facing.

On the first floor, there are three bedrooms, each with its own bathroom or shower room, toilet and small dressing room.

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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: 3077 EUR**

**Taxe habitation: EUR**

## NOTES