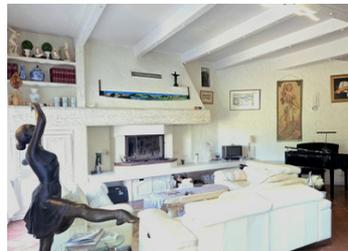
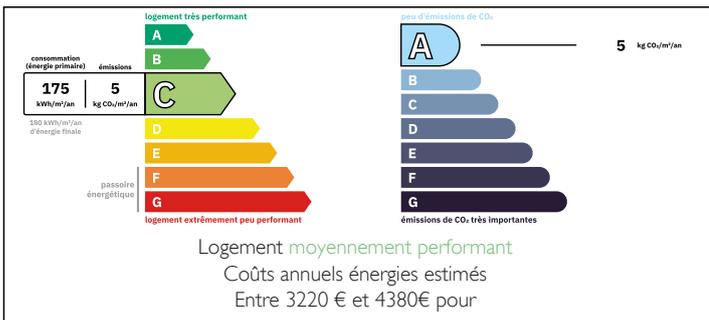


House 300m , land 2,951m . 10 rooms, 7 beds, 2 baths, 5 showers, pool, jacuzzi, indpt. apt. double garage.



ENERGY - DPE



INFORMATION

Town:	Levens
Department:	Alpes-Maritimes
Bed:	7
Bath:	6
Floor:	300 m2
Plot Size:	2951 m2

IN BRIEF

Combining Provençal elegance with high-end amenities, this sumptuous villa, built in the traditional style in the early 1960s, offers 299.65 m² of living space on a flat, landscaped plot of 2,951 m².

A rare find in this area, combining timeless charm, modern comfort, and a peaceful residential setting, just 40 minutes from Nice and 45 minutes from Monaco.

Outdoors & Leisure

Dual-depth swimming pool:

□ 80 cm (relaxation/children's area)

□ 2.80 m (diving board area)

Fully equipped pool house: summer kitchen with wood-fired oven, rotisserie, shower, toilet, changing room

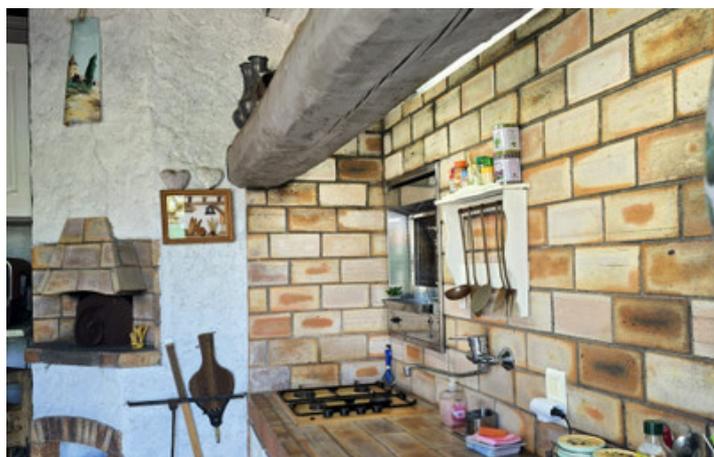
Private terrace with jacuzzi for an upstairs bedroom

Decorative pond with koi carp

100 m² outbuilding: additional garage, workshop,

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

865

Main Features

Living area: 300 m²

5 bedrooms + 1 office

Separate 2-room apartment with private entrance

6 bathrooms

Separate, fully fitted and equipped Gaggenau kitchen: rotisserie, deep fryer, grill, 5-burner hob, professional extractor hood

Divisible plot: 1,000 m² buildable (house, barn, stables, etc.)

Technical features

Heating via heat pump + thermodynamic water heater

Technical room for the swimming pool

Double-glazed windows

No overlooking properties – complete privacy

House in excellent condition – numerous layout possibilities

Surroundings:

Authentic atmosphere: local markets, traditions, festivals

Close to the Mercantour National Park

Quick access to the ski resorts of the Southern Alps

Numerous opportunities for mountain biking enthusiasts

Equestrian culture (riding clubs, hiking trails, festivals)

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

LOCAL TAXES

Taxe foncière: 4000 EUR

Taxe habitation: EUR

NOTES