

House 169m on a plot of 2150m . 5 rooms, 4 beds, 4 bathrooms, 5 toilets. 5 outdoor parking spaces.



INFORMATION

Town:	Villeneuve-Loubet
Department:	Alpes-Maritimes
Bed:	4
Bath:	4
Floor:	169 m2
Plot Size:	2150 m2



IN BRIEF

Discover this charming stone house, built in 1946, in a sought-after residential area of Villeneuve-Loubet, close to shops and main roads. Offering 169 sq m of living space, it sits at the heart of an exceptional garden.

Impeccably designed exteriors

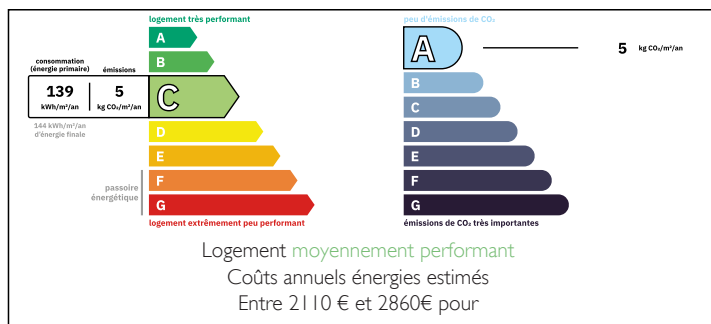
Several outdoor spaces allow you to fully enjoy the peace, light, and verdant surroundings.

An added bonus

The garden level, with its own separate entrance, offers numerous possibilities: accommodating family and friends or creating a self-contained apartment for rental purposes.

A privileged living environment

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.

An ideal layout

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Perfectly suited for a family or for entertaining:



DESCRIPTION

- 4 bedrooms, each with en-suite shower room/bathroom and toilet
- Cozy living room with working fireplace
- Reversible air conditioning
- Recently installed heat pump
- Fiber optic internet
- Electric gate
- Ample parking
- Mains drainage connection

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

NOTES