



1 590 000 €

For sale villa

Surface : 236 m<sup>2</sup>

Surface of the living : 50 m<sup>2</sup>

Surface of the land : 2600 m<sup>2</sup>

Year of construction : 2000

Exposition : Est ouest

View : Aperçu mer

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : Tiling

Features :

Fireplace, Chambre de plain-pied, Double Glazing, Laundry room, Automatic gate, Calm

7 bedroom

4 terraces

3 showers

4 WC

2 garage

10 parkings

3 cellars

Legal information

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Villa 1855 Saint-Laurent-du-Var

Residential area of Montaleigne- Detached Provençal villa of 236 m<sup>2</sup> on 2500m<sup>2</sup> of land Beautiful sunshine with sea and mountain views- This Villa is composed as follows: On the ground floor: a 100m<sup>2</sup> apartment - semi open kitchen - large living room with fireplace - a laundry room with access to the attic - 3 beautiful bedrooms a large bathroom - Two terraces on the east side of 24 m<sup>2</sup> on the west side of 50m<sup>2</sup> . On the ground floor: a 4-room apartment of 81m<sup>2</sup> with a garden of 150m<sup>2</sup> + a second two-room apartment of 55m<sup>2</sup> with a garden of 100m<sup>2</sup>, all in very good condition. On the plot a small Mazet of 50m<sup>2</sup> Habitable with Garden. Contact and visits 06 16 30 27 91

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 2855 and 3863 € (reference year 2023)  
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