

La Napoule – Provence-Alpes-Cote d'Azur

## Villa with magical sea views within walking distance from the village

*Property ID: 83260332*



PURCHASE PRICE: 3.995.000 EUR • LIVING SPACE: ca. 230 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 1.116 m<sup>2</sup>

Property ID: 83260332 - 06210 La Napoule – Provence-Alpes-Cote d'Azur

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## At a glance

|                 |                             |                                  |                             |
|-----------------|-----------------------------|----------------------------------|-----------------------------|
| Property ID     | 83260332                    | Purchase Price                   | 3.995.000 EUR               |
| Living Space    | ca. 230 m²                  | Total Space                      | ca. 230 m²                  |
| Rooms           | 7                           | Modernisation /<br>Refurbishment | 2022                        |
| Type of parking | 1 x Car port, 1 x<br>Garage | Condition of<br>property         | Like new                    |
|                 |                             | Equipment                        | Swimming pool,<br>Fireplace |

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## Energy Data

|                 |                    |
|-----------------|--------------------|
| Type of heating | Underfloor heating |
| Power Source    | Electric           |

|                          |                                |
|--------------------------|--------------------------------|
| Energy Certificate       | Energy consumption certificate |
| Final energy consumption | 108 kWh/m²a                    |
| Energy efficiency class  | B                              |

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## A first impression

Situated in a sought-after area near the village of La Napoule, beautifully renovated villa with refined interiors. Its dominant position gives you breathtaking views of the bay of Cannes and the mountains. On two levels, the villa comprises a spacious living room with kitchen and dining room, a master suite, a TV lounge on the garden level, three bedrooms with ensuite bathrooms, a laundry room and a large dressing room or storage room. The villa is set in a lovely landscaped garden with a heated saltwater swimming pool. Carport and 40 sqm garage. Ideal location with the village, the marinas, the beaches and the shops and restaurants within walking distance. Cannes 15 minutes away. Nice International Airport 30 minutes away by car. Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 1261 € et 1705 € (abonnements inclus). Date de référence des prix de l'énergie pour établir cette estimation : 01/01/2021. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

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## Contact partner

For further information, please contact your contact person:

Martina Aniansson & Marc Sebastian Aniansson

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