



# AZUR MÉDITERRANÉE

## LUXURY REAL ESTATE

www.azur-mediterranee.com

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VILLEFRANCHE-SUR-MER

VILLEFRANCHE SUR MER | ST JEAN CAP FERRAT | BEAULIEU SUR MER | NICE MONT BORON | EZE SUR MER | CAP D'AIL  
2 REAL ESTATE AGENTS IN VILLEFRANCHE-SUR-MER AND SAINT-JEAN-CAP-FERRAT



1 200 000 €

**For sale house**

**5 rooms**

**Surface : 145 m²**

**Surface of the land : 505 m²**

**Exposition : Est**

**View : Mer panoramique**

**Hot water : Gaz**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

pool, Laundry room, Poêle à bois, office

4 bedroom

1 terrace

1 bathroom

2 showers

1 garage

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

30/04/2025 - Prix T.T.C



### House 4709 La Turbie

Pretty house at the gates of Monaco. On a plot of land of XXX m<sup>2</sup>, this charming 5-room house is located a stone's throw from the village of La Turbie and only a few minutes' drive from Monaco. It consists, on the ground floor, of an entrance hall with storage and a separate shower room. This same hall serves the living room, the dining room and the kitchen completely renovated in 2023, all opening onto a large terrace with a beautiful view of the sea and Monaco. Upstairs, you will have a master bedroom with dressing room that opens onto a large terrace, the swimming pool and the vegetable garden. Still upstairs, you will find two bedrooms with a shared bathroom as well as another bedroom with en suite shower room. Close to amenities: mini-market, transport, schools. Diagnostics in progress Do not hesitate to contact us for more information or to arrange a visit!

#### Legal information

1 200 000 €

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



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