

1 990 000 €

For sale villa

7 rooms

Surface : 270 m²

Surface of the living : 95 m²

Surface of the land : 2525 m²

Year of construction : 2004

Exposition : Sud

View : Jardin

Hot water : Thermodynamique

Inner condition : good

External condition : good

Couverture : Tiling

Features :

Pool, Pool house, Bedroom on ground floor, Double Glazing, Automatic Watering, Laundry room, Automatic gate, Calm

4 bedroom

2 bathrooms

3 WC

2 garage

1 cellar

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

03/05/2025 - Prix T.T.C



Villa 2405 Le Cannet

Located on the MOUGINS - LE CANNET border, near the hamlet of Guillet. Beautiful villa built in 2003 composed of 5 main rooms. It has a large living room - dining room with an area of 90m2 facing south, fitted and equipped kitchen, 2 bedrooms on one level, large bathroom with bathtub and shower; Upstairs, 2 bedrooms, a bathroom. Direct access to a large garage for 2 cars, finished basement of approx. 60m2, beautiful wine cellar of 30m2. The villa is decorated with an authentic independent Mazet serving as a guest bedroom. The services are quality, equipped with photovoltaic solar panels to reduce cost and energy consumption. The villa is located on landscaped grounds of 2555m2 composed of large terraces nicely planted with trees, large free-form salt swimming pool of 70m2. The whole offers maximum sunshine and a pleasant unobstructed view of a residential and green environment. Privileged and quiet location, close to the entrance to the A8 motorway, 25 minutes from Nice Côte d'Azur airport.

Fees and charges :

1 990 000 € agency fees 4,76% à the responsibility of the buyer included



Azur Contact Immobilier - 351, Avenue Saint-Basile - 06250 Mougins

Tél. +33 (0)4 92 92 03 00 - azurcontactimmo@gmail.com - www.azurcontactimmo.com

Sarl Lancelot Transaction - RCS CANNES 479 590 036 - Carte professionnelle CPI 06052016000003099 délivrée par CCI de Nice Côte d'Azur -

SIRET 47959003600048 - Document non contractuel