

## Price on request

Buying villa provençale

7 rooms

Surface : 276 m<sup>2</sup>

Surface of the living : 31 m<sup>2</sup>

Surface of the land : 2243 m<sup>2</sup>

Year of construction : 1970

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

### Features :

pool, 2 terrasses, Automatic gate, calm

4 bedroom

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

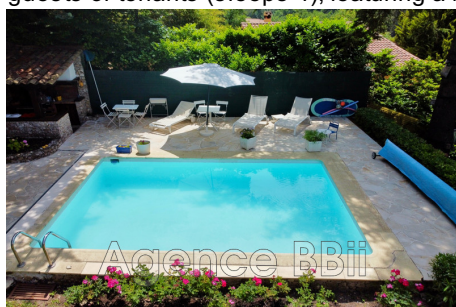
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14/12/2025 - Prix T.T.C



## Villa provençale 9000 Tourrette-Levens

TOURRETTE LEVENS: BEAUTIFUL SUNLIT STONE VILLA SURROUNDED BY NATURE! WITH RENTAL ANNEX This 276 m<sup>2</sup> living space villa, featuring an independent 2-room unit (47 m<sup>2</sup>), filled with positive energy, boasts a perfect location (25 minutes from Nice East) for anyone seeking peace and greenery. The villa's generous size is beautifully enhanced by a lush garden, which includes a heated pool, a pool house, and large terraces that encourage a relaxed, social lifestyle. With a total living area of 276 m<sup>2</sup>, the villa offers an ideal layout with well-utilized spaces. Partially clad in stone, bright and inviting, it features a 40 m<sup>2</sup> living/dining room with a fireplace that opens onto a lovely terrace overlooking the pool—perfect for unwinding on long summer evenings—a fully equipped separate kitchen, two bedrooms (one with garden access), a bathroom, and a laundry room. Designed with plenty of storage, you'll also find a sauna and a workshop. On the first floor, enjoy privacy on the terrace from a spacious master suite with an en-suite shower room, toilet, reading nook, and fireplace—the perfect spot to admire the surrounding nature. On the ground floor, there is a separate space dedicated to guests or tenants (sleeps 4), featuring a bedroom, living room, storage, shower,



Fees and charges :

**3 AGENCES A VOTRE SERVICE - Téléphone 04 97 22 24 83 - Siège : 30 rue Mgr A.Daumas - 06300 Nice**  
7 Quai du vieux port - 06 230 Saint Jean Cap Ferrat / Montohan 22480 Canihuel

Document non contractuel - Barème de prix disponible sur notre site internet

SIRENT 51396597000025 - SARL capital 15 000€ - CPI 0605 2018 000 034 099 Délivrée par la CCI NICE COTE D'AZUR - LLOYD'S G.F. LEGA  
104317 : 110 000€ - RCP LEG 103904