



### **Beautiful provencial villa with open sea view in Theoule & Esterel area**

**Reference No:** 757

**Price Euros:** 2,995,000

**Area:** Coastal 06

**Town:** Theoule

**Department:** Alpes Maritimes

**Bedrooms:** 4

**Land Size m2:** 995

**Habitable space m2:** 180

**Full Description:** This very charming villa is located in Theoule sur mer/ Miramar. It is very near to the sea (50 mtr.) with stunning views. On the pool level there are two bedrooms, kitchen and a large showerroom, laundry with wine cellar.

On the first floor there is a lovely livingroom with fireplace with a closed covered dining area with a beautiful panoramic sea view. A nice provencial fully equipped kitchen with direct acces to one of the balconies.

An ensuite bedroom with direct acces again to a balcony.

The third floor has a small study a bedroom with ensuite a showerroom. Location and the nice garden makes this property unique!!

**Property Features:** Air conditioning, Automatic Gates, Automatic Watering, Balcony, BBQ, Cave, Cave à Vin, Double Glazing, Fireplace, Independant Apartment, Laundry, Outside Lighting, Private Garden, Private Pool, Quality Fittings, Satellite TV, Security Blinds, Terrace, Tile Floors, Town water

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**Nearby Amenities:** Airfield, Beaches, Clubhouse, Fitness Center, Golf Course, Local Shopping, Marina, Medieval Village, Public Transport, Restaurants, Sports Complex, Weekly market

**View:** Garden, Hills, Panoramic, Pleasant, Pool, Sea view

**Heating:** Electric, Gas, Rev. climate control



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