



### Beautiful villa with sea view in Mandelieu

**Reference No:** 1404

**Price Euros:** 1,895,000

**Area:** Coastal 06

**Town:** Mandelieu La Napoule

**Department:** Alpes Maritimes

**Bedrooms:** 4

**Land Size m2:** 2,064

**Habitable space m2:** 234

**Full Description:** In a privat and very secure domain Le Grand Duc, beautiful villa with seaview. Everything is on one level and all with a direct acces to the charming garden and pool area.

The ensuite master bed room is on one side of the villa and the three other bed rooms on the other side all with there own shower/bath room.

In the center of the villa you will find a charming very light living area of almost 50m2 and a fully equipped kitchen.

The living area can be extended to the lovely lounge corner which is due to the position always a pleasant corner to stay all year through.

There is a heated pool with a yet stream.

There is a possibility to extend the property with another 60m2 ( 2 extra bed rooms ). This is very easy to do, due to the present structure of the villa.

The 234m2 is excluded the garage of 25m2.

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

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Carte professionnelle 5940T délivrée par la prefecture de Nice, Alpes Maritimes - Gérant GREEN Richard

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A truly beautiful object and a must see!!

**Property Features:** Air conditioning, Automatic Gates, Automatic Watering, Development Potential, Double Glazing, Electric Shutters, Fireplace, Large Rooms, Letting Potential, Marble Floors, Outside Lighting, Pool Alarm, Pool Security, Pool-House, Private Garden, Private Pool, Quality Fittings, Sauna/Spa, Security Blinds, Summer Kitchen, Terrace, Tile Floors, Town water

**Nearby Amenities:** Airfield, Beaches, Clubhouse, Controlled Access, Fitness Center, Forest/Parkland, Golf Course, Local Shopping, Marina, Medieval Village, Nightlife, Public Transport, Restaurants, Ski-ing (-2hrs), Sports Complex, Swimming Pool, Tennis Courts, TGV - less than 1 Hour, Watersports, Weekly market

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

**Heating:** Gas



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