



Comfortable Provencal villa with pool, surrounded by nature, Tourrette Levens.

Reference No: 3078

Price Euros: 875,000

Area:

Town:

Department: Alpes Maritimes

Bedrooms: 4

Land Size m²: 4,000

Habitable space m²: 261

Full Description: This Provencal villa was built by the previous owner for himself and is very sound with modern volumes and lots of light and sunshine. Quiet and private, it enjoys a countryside location and open hillside views, only a few minutes from all amenities in the pretty village of Tourrette Levens. Paddocks and stabling for horses are a rare advantage.

Ground floor:

Entrance hall and guests' WC.

Spacious fully equipped Provencal kitchen with attractive granite surfaces, opening directly onto the shaded dining terrace outside, on the south-west side.

A big high-ceilinged lounge and dining room with working fireplace, and 3 sets of French doors opening onto the south and west terraces, pool and garden.

1st Floor:

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Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

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The master suite: Huge built-in wardrobes in the bedroom which is south facing, with French doors out to the garden and pool. Generously large bathroom with corner bath, separate shower and double basins – all recently modernized. Bedroom II, south facing, with big built-in wardrobes and French doors out to the garden and pool.

Bedrooms III and IV, both south facing with big built-in wardrobes.

Bathroom II.

An additional spacious lounge room with French doors opening out onto a large west and north facing terrace with fabulous open views of the hills. Great for summer dining.

Double glazed throughout.

New septic tank.

New electric central heating.

Entry phone.

Basement (the whole footprint of the house) :

Vast double garage.

2 cellar storage rooms, one with natural light.

Laundry room.

Tack room.

Wine cellar.

Garden :

An attractive 10m x 4.5m tiled swimming pool with a paved patio surround. Not overlooked and entirely private.

South and west-facing shaded terraces, with a proper brick BBQ.

Flat grass lawns are currently paddocks for horses. Stables.

Mature Mediterranean flowers and shrubs ; free water for summer watering from a neighbouring stream (also for the pool).

Location :

5 mins from shops, schools, cafés and restaurants, and all amenities in Tourrette Levens.

15 mins drive from north Nice (A8 autoroute – good easy connections everywhere).

25 mins from central Nice and the Promenade des Anglais beaches, etc.

25 mins from Nice airport.

40 mins from Monte Carlo.

Property Features: Automatic Gates, Balcony, BBQ, Cave à Vin, Double Glazing, Fireplace, Laundry, Outbuildings, Paddock, Private Garden, Private Pool, Satellite TV, Stables, Terrace, Tile Floors, Town water, Traditional roof with génoise, Workshop

Nearby Amenities: Airfield, Forest/Parkland, Golf Course, Local Shopping, Medieval Village, Public Transport, Restaurants, River, Schools, Ski-ing (-2hrs), TGV - less than 1 Hour, Weekly market

View: Countryside, Garden, Hills, Pleasant, Woods

Heating: Central, Electric, Radiators, Wood Burning

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