

La Napoule - Provence-Alpes-Cote d'Azur

Villa with magical sea views within walking distance from the village

Property ID: 83260332



PURCHASE PRICE: 3.995.000 EUR • LIVING SPACE: ca. 230 m² • ROOMS: 7 • LAND AREA: 1.116 m²

Property ID: 83260332 - 06210 La Napoule - Provence-Alpes-Cote d'Azur

- **At a glance**
- **The property**
- **Energy Data**
- **A first impression**
- **Contact partner**

Property ID: 83260332 - 06210 La Napoule - Provence-Alpes-Cote d'Azur

At a glance

Property ID	83260332
Living Space	ca. 230 m²
Rooms	7
Type of parking	1 x Car port, 1 x Garage

Purchase Price	3.995.000 EUR
House	Villa
Total Space	ca. 230 m²
Modernisation / Refurbishment	2022
Condition of property	Like new
Equipment	Swimming pool, Fireplace

Property ID: 83260332 - 06210 La Napoule - Provence-Alpes-Cote d'Azur

Energy Data

Type of heating	Underfloor heating
Power Source	Electric

Energy Certificate	Energy consumption certificate
Final energy consumption	108 kWh/m²a
Energy efficiency class	B

Property ID: 83260332 - 06210 La Napoule - Provence-Alpes-Cote d'Azur

The property



Property ID: 83260332 - 06210 La Napoule - Provence-Alpes-Cote d'Azur

The property



Property ID: 83260332 - 06210 La Napoule - Provence-Alpes-Cote d'Azur

The property



Property ID: 83260332 - 06210 La Napoule - Provence-Alpes-Cote d'Azur

The property



Property ID: 83260332 - 06210 La Napoule - Provence-Alpes-Cote d'Azur

The property



Property ID: 83260332 - 06210 La Napoule - Provence-Alpes-Cote d'Azur

The property



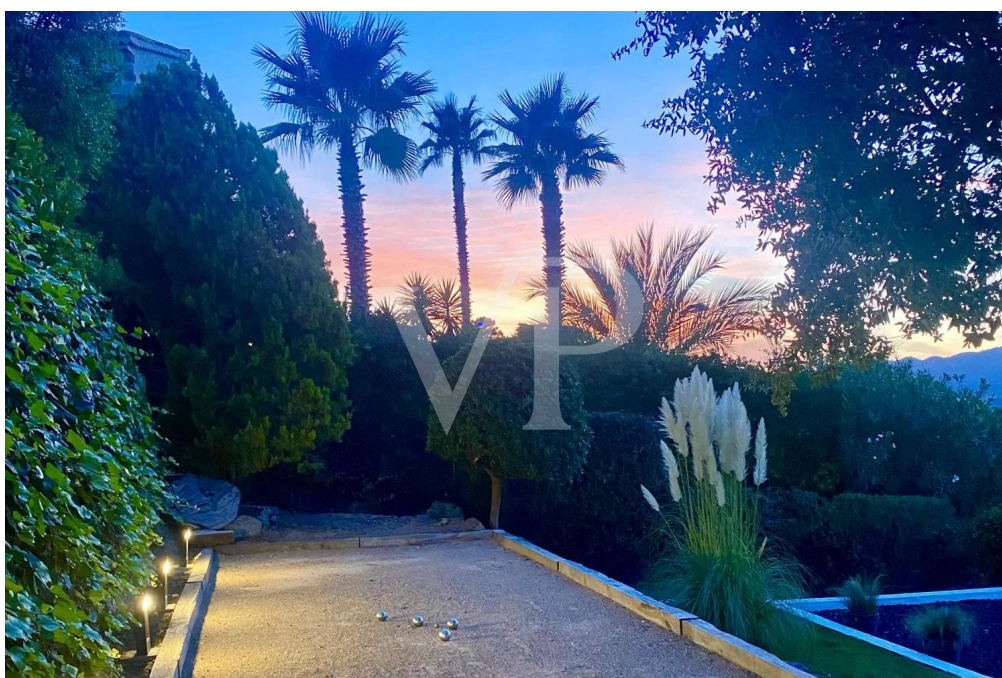
Property ID: 83260332 - 06210 La Napoule - Provence-Alpes-Cote d'Azur

The property



Property ID: 83260332 - 06210 La Napoule - Provence-Alpes-Cote d'Azur

The property



Property ID: 83260332 - 06210 La Napoule - Provence-Alpes-Cote d'Azur

The property



Property ID: 83260332 - 06210 La Napoule - Provence-Alpes-Cote d'Azur

The property



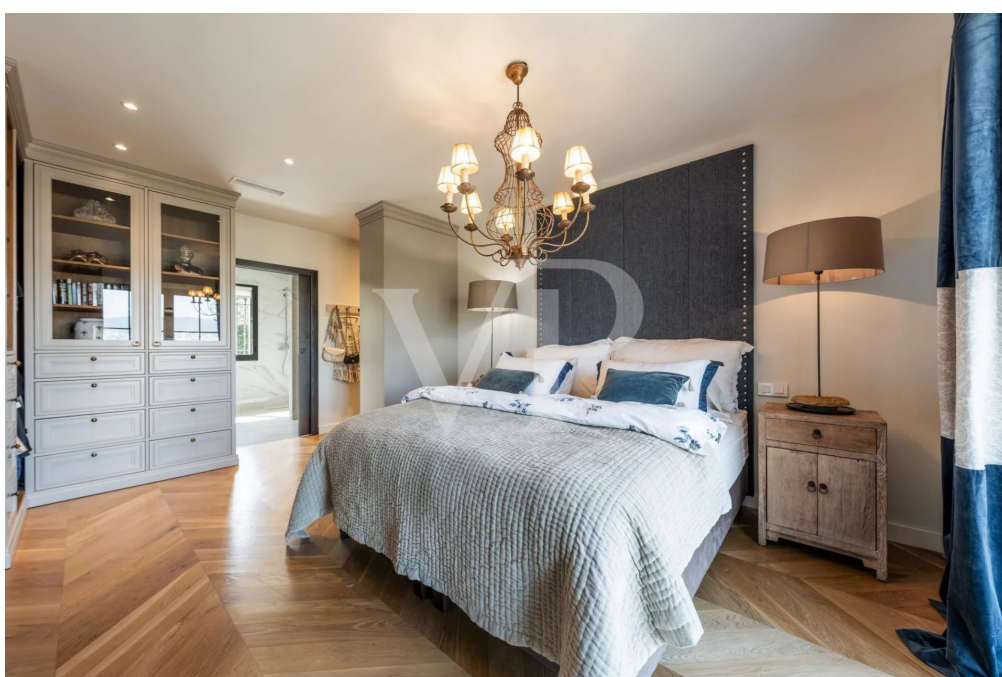
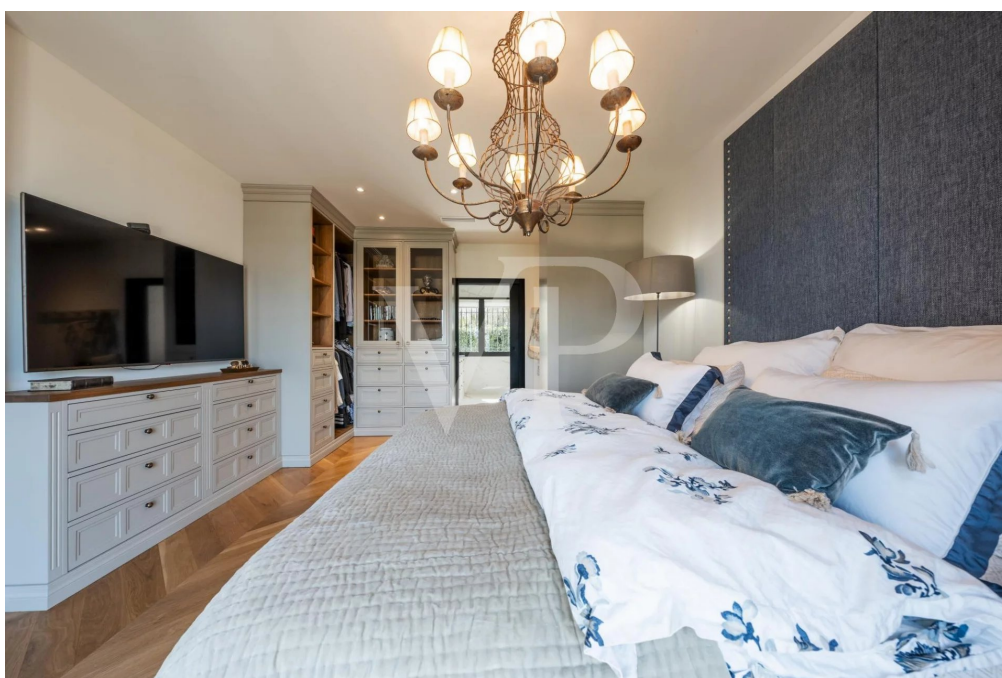
Property ID: 83260332 - 06210 La Napoule - Provence-Alpes-Cote d'Azur

The property



Property ID: 83260332 - 06210 La Napoule - Provence-Alpes-Cote d'Azur

The property



Property ID: 83260332 - 06210 La Napoule - Provence-Alpes-Cote d'Azur

A first impression

SOLD - Situated in a sought-after area near the village of La Napoule, beautifully renovated villa with refined interiors. Its dominant position gives you breathtaking views of the bay of Cannes and the mountains.

On two levels, the villa comprises a spacious living room with kitchen and dining room, a master suite, a TV lounge on the garden level, three bedrooms with ensuite bathrooms, a laundry room and a large dressing room or storage room.

The villa is set in a lovely landscaped garden with a heated saltwater swimming pool. Carport and 40 sqm garage.

Ideal location with the village, the marinas, the beaches and the shops and restaurants within walking distance.

Cannes 15 minutes away. Nice International Airport 30 minutes away by car.

Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 1261 € et 1705 € (abonnements inclus). Date de référence des prix de l'énergie pour établir cette estimation : 01/01/2021.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

Property ID: 83260332 - 06210 La Napoule - Provence-Alpes-Cote d'Azur

Contact partner

For further information, please contact your contact person:

Martina Aniansson & Marc Sebastian Aniansson

76 Boulevard de la Croisette, 06400 Cannes

Tel.: +33 4 93 - 49 56 40

E-Mail: frenchriviera@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com