

La Napoule – Provence-Alpes-Cote d'Azur

# Provençal style villa with Panoramic Views

*Property ID: 84890819*



PURCHASE PRICE: 2.550.000 EUR • LIVING SPACE: ca. 182 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 2.016 m<sup>2</sup>

Property ID: 84890819 - 06210 La Napoule – Provence-Alpes-Cote d'Azur

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## At a glance

|                 |              |                       |                             |
|-----------------|--------------|-----------------------|-----------------------------|
| Property ID     | 84890819     | Purchase Price        | 2.550.000 EUR               |
| Living Space    | ca. 182 m²   | Total Space           | ca. 182 m²                  |
| Rooms           | 7            | Condition of property | In need of renovation       |
| Type of parking | 1 x Car port | Equipment             | Swimming pool,<br>Fireplace |

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## Energy Data

|                 |       |
|-----------------|-------|
| Type of heating | Stove |
| Power Source    | Oil   |

|                          |                                |
|--------------------------|--------------------------------|
| Energy Certificate       | Energy consumption certificate |
| Final energy consumption | 371 kWh/m²a                    |
| Energy efficiency class  | G                              |

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## A first impression

Joint Sole Agent – Beautiful panoramic views of the Bay of Théoule and the Esterel mountains from this charming villa. Situated in a sought-after residential area, ideally located with the village, marinas, beaches, shops and restaurants within walking distance. With a livable surface of 183sqm on 3 levels, the villa comprises: a spacious living room opening up onto the terrace, separate kitchen, a master ensuite bedroom, four bedrooms, 3 bathrooms and a cellar / storage room. Beautiful South facing pool area. Carport. Two golf courses a few minutes away. Nice International Airport can be reached in approximately 30 minutes.

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## Contact partner

For further information, please contact your contact person:

Martina Aniansson & Marc Sebastian Aniansson

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76 Boulevard de la Croisette Cannes  
E-Mail: [frenchriviera@von-poll.com](mailto:frenchriviera@von-poll.com)

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