

La Turbie - Provence-Alpes-Cote d'Azur

## Idyllic living above Monaco

*Property ID: 85389023*



**PURCHASE PRICE: 1.290.000 EUR • LIVING SPACE: ca. 164,25 m<sup>2</sup> • ROOMS: 6**

**Property ID: 85389023 - 06320 La Turbie - Provence-Alpes-Cote d'Azur**

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## At a glance

|                      |                           |
|----------------------|---------------------------|
| Property ID          | 85389023                  |
| Living Space         | ca. 164,25 m <sup>2</sup> |
| Rooms                | 6                         |
| Bedrooms             | 3                         |
| Bathrooms            | 2                         |
| Year of construction | 1997                      |
| Type of parking      | 1 x Car port              |

|                          |                                         |
|--------------------------|-----------------------------------------|
| Purchase Price           | 1.290.000 EUR                           |
| House                    | Single-family house /<br>Detached house |
| Total Space              | ca. 169 m <sup>2</sup>                  |
| Condition of<br>property | Well-maintained                         |
| Equipment                | Swimming pool,<br>Fireplace             |

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## Energy Data

|                                |                    |
|--------------------------------|--------------------|
| Type of heating                | Underfloor heating |
| Energy certificate valid until | 24.03.2034         |
| Power Source                   | Gas                |

|                                                      |                                |
|------------------------------------------------------|--------------------------------|
| Energy Certificate                                   | Energy consumption certificate |
| Final energy consumption                             | 175 kWh/m²a                    |
| Energy efficiency class                              | C                              |
| Year of construction according to energy certificate | 1997                           |

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## The property



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## The property



**Property ID: 85389023 - 06320 La Turbie - Provence-Alpes-Cote d'Azur**

## A first impression

Discover this exceptional property, ideally located in La Turbie, offering breathtaking views of the Trophée d'Auguste and a magnificent panorama of the sea. Nestling above Monaco, this property enjoys a peaceful, idyllic setting, perfect for families looking for tranquillity.

On the ground floor, you'll be greeted by a large, light-filled living room with a cosy fireplace, ideal for family get-togethers. The spacious dining room is the perfect setting for memorable dinners, while the built-in kitchen with utility room offers practicality and comfort. A guest toilet completes this floor.

Upstairs, the property has three comfortable bedrooms, accompanied by a bathroom with toilet, as well as a modern shower room. Two generous dressing rooms and a utility room add a touch of practicality to this property. A separate toilet is also available.

Outside, enjoy a beautiful swimming pool with counter-current system, perfect for relaxing while taking in the enchanting surroundings. What's more, three covered parking spaces guarantee easy, secure access.

Don't miss this unique opportunity to live in a peaceful environment, yet within easy reach of Monaco's attractions. This property is the ideal choice for those who wish to combine comfort, elegance and serenity.

For more information or to arrange a viewing, please do not hesitate to contact us.

**Property ID: 85389023 - 06320 La Turbie - Provence-Alpes-Cote d'Azur**

## Contact partner

**For further information, please contact your contact person:**

**Martina Aniansson & Marc Sebastian Aniansson**

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