

# BY BLUE

## INTERNATIONAL REALTY

Panoramic sea view over the hills of Golfe Juan

Vallauris - 2 500 000 €

Ref. 82506953

Superb villa in a dominant position on the hills of Golfe Juan, offering exceptional panoramic views of the sea and the Cap d'Antibes.

On the ground floor, you'll discover a living space comprising a cosy lounge with its fireplace, a warm dining room and a separate kitchen. A bedroom with bathroom and dressing room completes this level. Upstairs, you'll find two spacious bedrooms, each with its own private bathroom.

The garden level, overlooking the pool, offers a second living area, an additional bedroom with its own shower room and separate toilet, as well as a two-room flat comprising a living room with open-plan kitchen and a bedroom with en suite bathroom.

In addition, the property has several other rooms, including a workshop, a utility room and a cellar. A garage is located in a separate building, directly accessible from the street.

The terraced garden features a variety of areas, including a boules court, as well as a beautiful infinity pool heated by a heat pump.

Living area : 400 m<sup>2</sup>

Bedrooms : 4

Surface area of land : 2200.00 m<sup>2</sup>

Exposition : South

Rooms : 8

✓Swimming pool   ✓Sea view   ✓Terrace

Property tax : 3 361 €

Fees payable by vendor

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