

Tél. 04 92 13 50 50 - [www.saintpierreimmobilier.fr](http://www.saintpierreimmobilier.fr)

## Price on request

**Buying house**

**4 rooms**

**Surface : 121 m<sup>2</sup>**

**Surface of the living : 51 m<sup>2</sup>**

**Surface of the land : 80 m<sup>2</sup>**

**Year of construction : 1993**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Individuelle**

**Inner condition : good**

**External condition : good**

**Features :**

pool, Bedroom on ground floor, double glazing, Buanderie, calm

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

2 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

11/07/2025 - Prix T.T.C



## House 10891 Villeneuve-Loubet

Beautiful patio villa located in the elegant secure residence of Hauts de Vaugrenier. Enjoy 121 m<sup>2</sup> divided into 3/4 rooms (access from the garden level - without stairs) of this recent residence (1992). Entrance, very beautiful cathedral living room and crossing with 2 large bay windows serving 2 terraces of 50 and 30 m<sup>2</sup> each to enjoy according to your desires the sunshine or the unobstructed view, a warm and comfortable living room side which also opens onto the terrace can be closed for a bedroom on one level. Pretty independent kitchen, guest toilet, upstairs, a mezzanine of 11 m<sup>2</sup> can be used as an office or an extra bedroom, 2 beautiful bedrooms, 2 bathrooms, dressing room. A single-story garage with parking in front + 1 private parking space complete this property, visitor parking is available for other occasions. The Domaine des Hauts de Vaugrenier, located in Villeneuve-Loubet, offers a 125-hectare park in a pleasant, green and very secure living environment. An Olympic-sized swimming pool + swimming pool reserved for the Hamlet (access without membership fee), 3 artificial lakes, 8 tennis courts, paddle, a basketball court, a park for young children offer a peaceful and privileged living environment. Composed of villas and small residences, the Hauts de



Annual current expenses 5 280 €

Well condominium

**Saint Pierre Immobilier - 15 Boulevard JF Kennedy - 06800 Cagnes-sur-Mer**

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