

VILLA NEAR NICE | HEATED SWIMMING POOL | OPEN VIEWS | STRONG B&B POTENTIAL | 20 MINUTES TO NICE AIRPORT

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PROPERTY FACT FILE

REFERENCE	A14823
PRICE	€ 799,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	164 m²
LAND	4000 m²
TOWN	Carros
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Private parking, Detached

*Price based on current exchange rate which is subject to change





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- Strong B&B potential with two independent levels
- Heated swimming pool & 4,000 m2 private grounds
- Unobstructed mountain and greenery views
- Quaint location
- 20 min to Nice Airport, 5 min to Carros Village

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Vahe Pekmez and Leggett International Real Estate this south-facing villa arranged on two levels set on a quaint and green hillside near the medieval village of Carros.

Built in the early 1990s by its current owners, this charming Provençal

DESCRIPTION

OVERVIEW:
Built in the early 1990s by its current owners, this charming Provençal villa is located in a green and peaceful setting on a hillside between the new town of Carros and its historic medieval village.

The property offers 164 m2 of habitable living space, complemented by approximately 25 m2 of convertible workshop and utility space.



Benefiting from an ideal south-facing exposure, the house enjoys abundant natural light throughout the day and open, unobstructed views over the surrounding mountains and greenery.

The grounds span approximately 4,000 m2, combining a landscaped garden area around the heated swimming pool with a natural wooded slope providing absolute privacy and authentic

Comfort is ensured by electric underfloor heating in the main living room, electric radiators, and reversible air conditioning units in both the main living area and the lower level. Thanks to the exceptional quality of its construction and insulation, the property has an almost perfect energy performance certificate (DPE rated B/A) despite its age, thereby significantly optimising its running costs.

A functional fireplace in the living room adds a warm ambiance during the winter months. A standout asset of this property is its exceptional layout versatility. With two direct garden accesses, the lower level can easily serve as an independent guest apartment, making the property an outstanding opportunity for a bed & breakfast or multi-generational family home in this popular C...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A14823

COMPLETE FILE AND PHOTO ON REQUEST

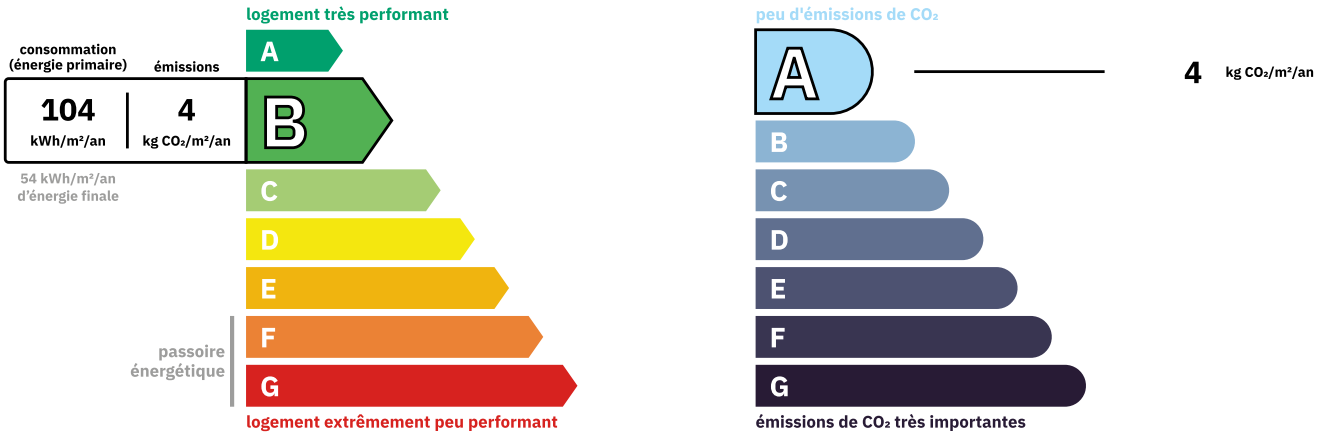
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1260 € and 1770€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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