



1 950 000 €

For sale villa

7 rooms

Surface : 199 m<sup>2</sup>

Surface of the land : 600 m<sup>2</sup>

Year of construction : 1960

Hot water : Gaz

Features :

Fireplace, Bedroom on ground floor,  
Double Glazing, Laundry room, Calm

5 bedroom

1 terrace

3 bathrooms

2 showers

1 garage

1 cellar



## Villa Beaulieu-sur-Mer

Beaulieu-sur-mer, in a secure and quiet residence, a few steps from the town centre, amenities and the beach, charming independent villa of approximately 200 m<sup>2</sup> built on two levels. On the first floor, the villa consists of an entrance, a large living room, dining room opening onto a terrace, 2 bedrooms each with its own bathroom, On the ground floor, an apartment with kitchen lounge, opening onto a garden planted with Mediterranean species, 2 bedrooms, 2 bathrooms, a bedroom with its shower room and its independent entrance, a laundry room, a boiler room and a garage .

### Legal information

1 950 000 €

Fees paid by the owner, well condominium,  
annual current expenses 300 €  
(25 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1920 and 2650 € (reference year 2023)  
Document non contractuel - 06/01/2025

