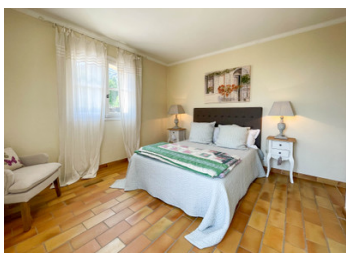


Stunning villa with swimming pool, situated in a quiet residential area in Le Tignet

EXCLUSIVE



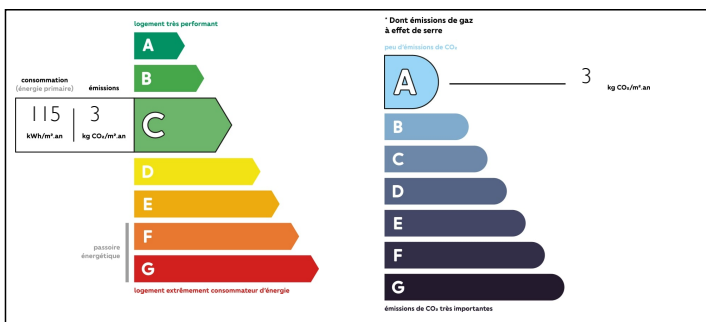
INFORMATION

Town:	Le Tignet
Department:	Alpes-Maritimes
Bed:	3
Bath:	3
Floor:	164 m2
Plot Size:	1698 m2

IN BRIEF

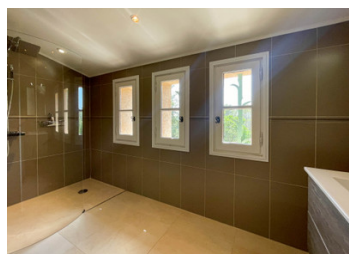
An immaculate, spacious villa which has a large living room with cosy TV area, fully fitted kitchen, enclosed summer kitchen leading to the outside terrace and swimming pool, 3 double bedrooms which open onto a terrace, 3 shower rooms and a garage which could be converted into a 4th bedroom. The property is fully enclosed and benefits from an alarm system, reversible air-conditioning, an open plan fireplace and a fully conforming septic tank.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

A gated entrance leads to a parking area with space for several cars.

Upon entering the villa, there is a guest WC with wash hand basin and a large cupboard for coats and shoes.

The kitchen is fully fitted with newly installed equipment. There is a large store-room at the rear with a wine cellar.

The living room is bright and airy, with doors opening into the terrace. There is a cozy snug / TV area with an open fireplace. Steps lead down into a sunny enclosed terrace / summer kitchen which has a pizza oven and doors opening to the garden and swimming pool.

Upstairs, there is a master bedroom with ensuite shower room and doors opening onto the terrace.

There are two further double bedrooms, both have doors to the terrace. These share a shower room and separate WC.

There is also a garage, with shower room, which could be converted in to a 4th bedroom.

Outside, the garden is planted with mediterranean plants. There is a large swimming pool which has a new filter and a small shed for storage.

The property benefits from double glazing, reversible air-conditioning, and an alarm system. Not to be missed!

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

LOCAL TAXES

Taxe foncière: 1523 EUR

Taxe habitation: 1708 EUR

NOTES