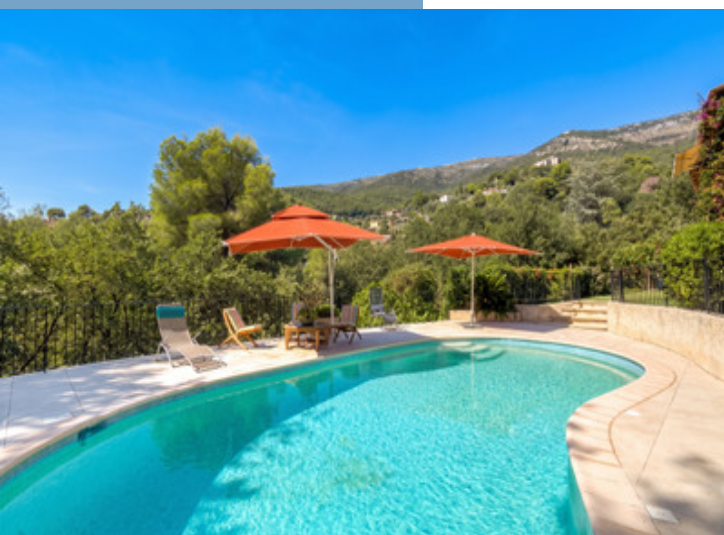




VILLA NEAR NICE | HEATED SWIMMING POOL |
OPEN VIEWS | STRONG B&B POTENTIAL | 20
MINUTES TO NICE AIRPORT

VILLA NEAR NICE |
HEATED SWIMMING POOL
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B&B POTENTIAL | 20
MINUTES TO NICE AIRP...



PROPERTY FACT FILE	
REFERENCE	A14823
PRICE	€ 799,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	164 m ²
LAND	4000 m ²
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	



- 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

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

Ref : AI4823

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

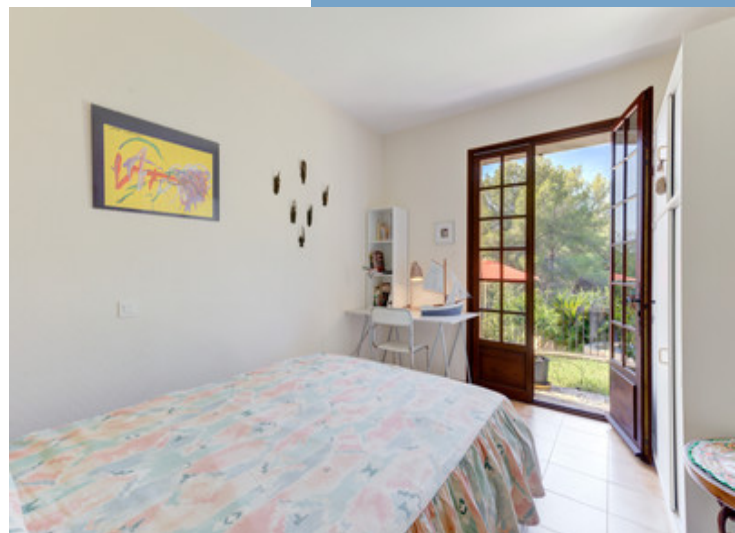
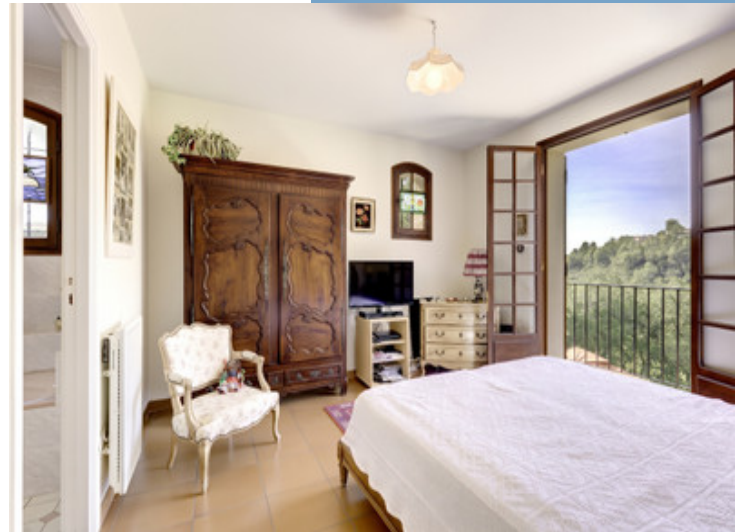
Comfort is ensured by electric underfloor heating in the main living room, electric radiators, and reversible air conditioning units in both the main living area and the lower level. Thanks to the exceptional quality of its construction and insulation, the property has an almost perfect energy performance 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/AI4823>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

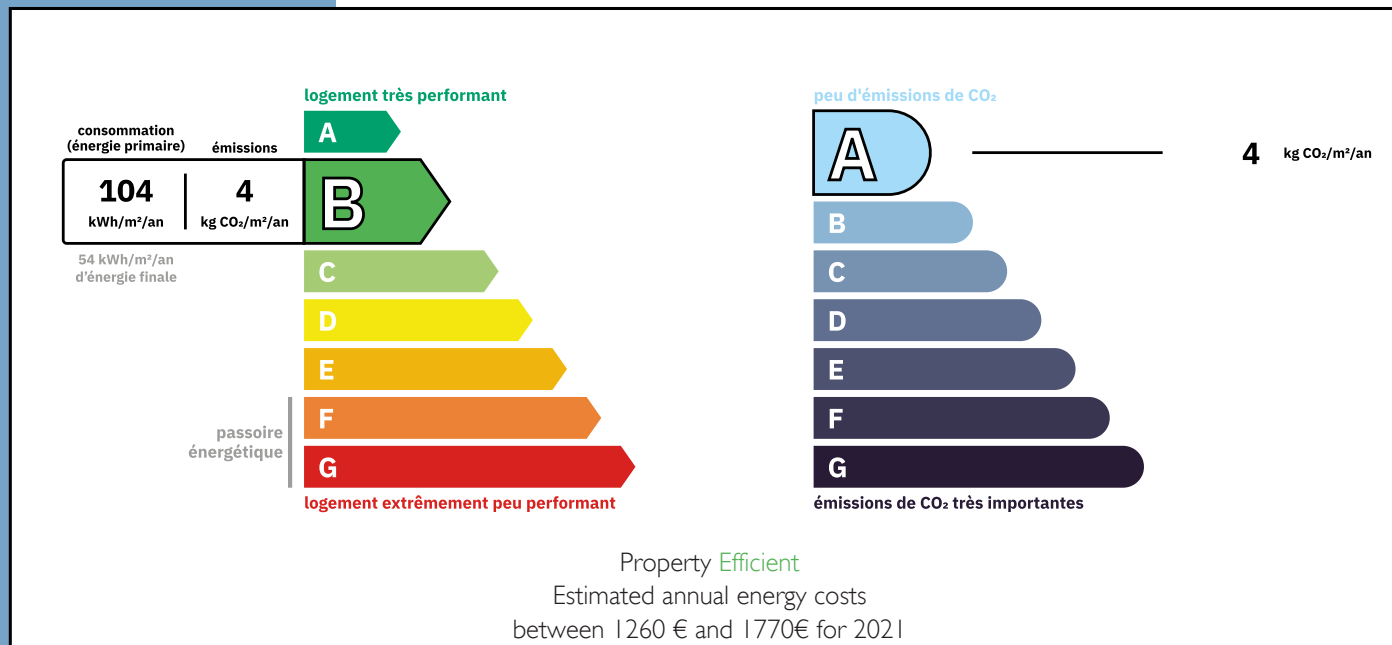
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

VILLA NEAR NICE | HEATED
SWIMMING POOL | OPEN
VIEWS | STRONG B&B
POTENTIAL | 20 MINUTES TO
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Ref : AI4823

ENERGIE-DPE

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



NOTICE

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

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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

Réf : AI4823
FILE COMPLETE
AND PHOTOS
ON REQUEST

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