

Mandelieu-la-Napoule – Provence-Alpes-Cote d'Azur

## Beautiful villa with a panoramic view

Objektnummer: 85149394



KAUFPREIS: 4.995.000 EUR • WOHNFLÄCHE: ca. 290 m<sup>2</sup> • GRUNDSTÜCK: 1.529 m<sup>2</sup>

Objektnummer: 85149394 - 06210 Mandelieu-la-Napoule – Provence-Alpes-Cote d'Azur

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## Auf einen Blick

|              |            |              |               |
|--------------|------------|--------------|---------------|
| Objektnummer | 85149394   | Kaufpreis    | 4.995.000 EUR |
| Wohnfläche   | ca. 290 m² | Haus         | Villa         |
|              |            | Gesamtfläche | ca. 290 m²    |

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## Auf einen Blick: Energiedaten

|             |                |
|-------------|----------------|
| Heizungsart | Zentralheizung |
| Befeuerung  | Öl             |

|                             |             |
|-----------------------------|-------------|
| Energieausweis              | VERBRAUCH   |
| Endenergie-<br>verbrauch    | 182 kWh/m²a |
| Energie-<br>Effizienzklasse | D           |

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## Die Immobilie



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## Ein erster Eindruck

For lovers of the south of France and the chic, modern Provençal style, this villa is perfect and will win you over. Located in one of the most beautiful areas of Mandelieu La Napoule, this villa has been renovated in a modern Provencal style. Quality materials have been used and the finishes are of high standards. The villa is fully furnished and equipped. It comprises an entrance hall, bright living room with fireplace, dining room, spacious kitchen, utility/laundry room, study, bedroom with en-suite bathroom, dressing room, guest toilet. First floor: mezzanine lounge, two bedrooms with en-suite bathrooms, wine cellar with cigar room in the basement. An independent two-bedroom flat with the same luxurious facilities is located on the garden level, with living room, kitchen, large bedroom and bathroom and terrace. The landscaped garden is of rare beauty and the swimming pool with its waterfall and summer kitchen let you enjoy a real haven of peace. Garage. The two golf courses Barbossi and Old Course are 5 minutes away, tennis and paddle club 5 minutes, beaches and seaside restaurants just a few minutes away. Cannes and the Croisette are 10 minutes away and Nice airport 30 minutes.

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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Martina Aniansson & Marc Sebastian Aniansson

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*To Disclaimer of von Poll Immobilien GmbH*

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