



## CLOSE TO MONACO - NICE VILLA WITH POOL AND GARAGE

**Sole agent**

**4 900 € / month**

+ Service charges : 300 €

Rental

|  |   |
|--|---|
| <i>Product type</i><br><b>House</b>            | <i>Num rooms</i><br><b>5 rooms</b>              |
| <i>City</i><br><b>La Turbie</b>                | <i>Country</i><br><b>France</b>                 |
| <i>Living area</i><br><b>180 m<sup>2</sup></b> | <i>Terrace area</i><br><b>80 m<sup>2</sup></b>  |
| <i>Land area</i><br><b>1 200 m<sup>2</sup></b> | <i>Total area</i><br><b>1 260 m<sup>2</sup></b> |
| <i>Bedrooms</i><br><b>4</b>                    | <i>Bathrooms</i><br><b>4</b>                    |
| <i>Parkings</i><br><b>+5</b>                   | <i>Box</i><br><b>2</b>                          |
| <i>Service charges</i><br><b>300 €</b>         | <i>Condition</i><br><b>Very good condition</b>  |
| <i>Release date</i><br><b>Now</b>              | <i>Ref.</i><br><b>LF-170522T</b>                |

Only 5 minutes away from Monaco, in a quiet environment, beautiful villa in perfect conditions, with great finishes.

The house is composed of:



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Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

**Level 1:**

Entrance hall, Large living room with fireplace and terrace, equipped kitchen, 2 bedrooms, one with shower, full bathroom, guest toilet .

**At the next level:**

Master bedroom with terrace and sea view, with double dressing room and full bathroom en suite, bedroom with terrace and full shower room , office.

***Reversible air conditioning with heat pump, Fireplace,***

***Garage for two vehicles, Numerous outdoor parking spaces, Barbecue and Pizza Oven,***

***Swimming pool with beach of about 50 m<sup>2</sup>.***

***Possibility to rent the villa for seasonal rental (price on request)***

***Agency fees: 10% excluding taxes of the annual rent + VAT***





