

**€ 3 900 000**

**Buying house**

**Surface of the living :** 100 m<sup>2</sup>

**Year of construction :** 2003

**Exposition :** Est ouest

**View :** Mer panoramique

**Hot water :** Electrique

**Inner condition :** excellent

**External condition :** good

**Couverture :** tiles

**Amenities :**

Pool, Salle de sport, Fireplace,

Bedroom on ground floor, Double

Glazing, Calm, Air conditioning

6 bedroom

4 terraces

1 bathroom

4 showers

6 WC

2 garages

4 parkings

1 cellar

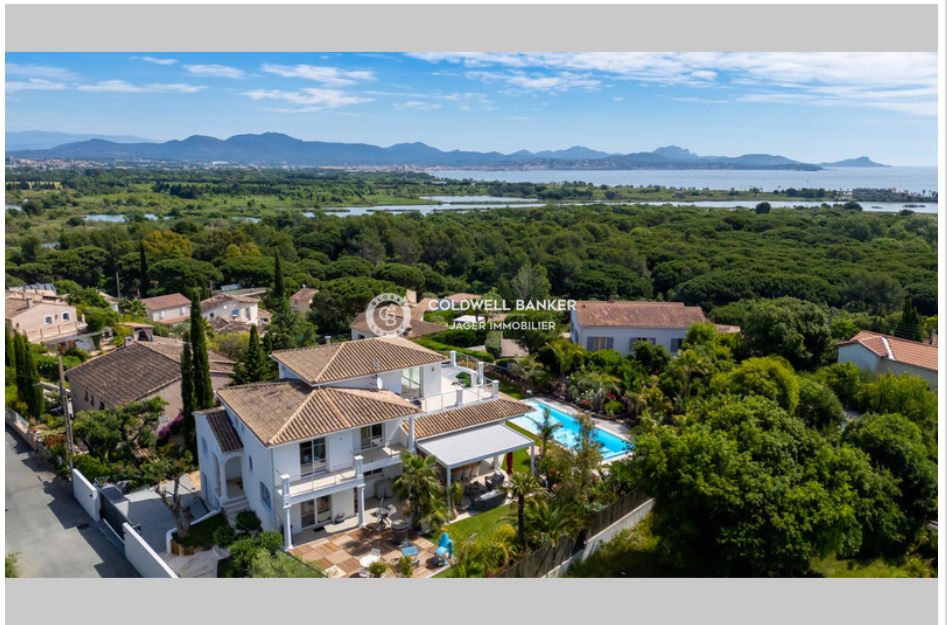
**Energy class (dpe) :** B

**Emission of greenhouse gases (ges) :** A

**Fees and charges :**

3 900 000 € fees included

17/06/2025 - Prix T.T.C



**House Saint-Aygulf**

Ideal location for this contemporary 450 m<sup>2</sup> villa offering a panoramic sea view.

The 120 m<sup>2</sup> living space with high ceilings opens out onto the covered terraces, the garden, the 12 x 6 heated swimming pool and the sea. On this same level, a bedroom with its shower room. An elevator serves the upper floor which offers 3 bedrooms including the 40 m<sup>2</sup> master bedroom with its bathroom, dressing room and large terrace with sea view. The ground floor offers a 60 m<sup>2</sup> home cinema/billiard/gym room. A 90 m<sup>2</sup> space with bedrooms and a bathroom allows for the possibility of creating an apartment with independent access. A comfortable double garage, a workshop and a 40 m<sup>2</sup> cellar with a 3 m ceiling height complete the property. Ref. : 394V3038M - Mandat n°2790



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Code NAF 6831Z - QBE 110 000 €