



2 700 000 €

## Buying house

Surface : 251 m<sup>2</sup>

Surface of the living : 65 m<sup>2</sup>

Year of construction : 2000

Exposition : SUD ouest et toutes

View : Panoramique montagnes collines  
mer

Hot water : Fuel

Inner condition : excellent

External condition : GOOD

Couverture : tiles

## Features :

Villa d'architecte, Total sunshine, Quiet  
residential, Cheminée, Cuisine été,  
Chambre de Maître, Dressing, T2  
indépendant, Bureau, Piscine, Pool house,,  
Buanderie, Alarme,, Ferronnerie d'art,  
Patines, Pierre de taille , terre cuite

4 bedrooms

6 terraces

3 bathrooms

2 showers

4 WC

1 garage

7 parkings

1 cellar

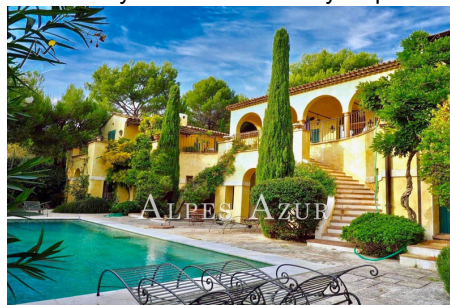
Energy class (dpe) : D

Emission of greenhouse gases (ges) : E



## House 12962 Carros

EXCEPTIONAL PROPERTY, SWEET LIFESTYLE in an IDYLIC SETTING in peace between sea and mountains less than 20 minutes from Nice Côte d'Azur Airport in CARROS VILLAGE, our agency invites you to discover this magnificent Tuscan-inspired villa designed in 2000 by the architect Michel JUILLARD on an enclosed plot of 5,400 m<sup>2</sup> in a preserved natural environment planted with Mediterranean species, it is mainly south-west facing and located in a dominant position displaying the Mercantour as a backdrop, overlooking the Var valley facing the picturesque hilltop villages around and offering a horizon on the sea. This charming villa benefits from a superb central patio enjoying a pleasant garden and an attractive colonnaded terrace, a true haven of tranquility and conviviality, the classic and characterful interiors feature beautiful high-quality materials, custom-made fittings, the numerous openings filter a soft light giving off a warm and welcoming, the distribution on 2 levels skillfully follows the land, on the upper garden level the entrance porch preceded by a trellis-covered path opens onto a hall revealing in the center a superb reception of 65 m<sup>2</sup> integrating a living room warmed by a real 17th century fireplace and a dining room displaying a high ceiling



Cabinet ALPES AZUR Immobilier - 4 avenue de Nice - 06800 CAGNES sur MER  
Tél. 04 93 20 10 00 - Fax 04 93 22 48 70 - info@alpesazur.com

Carte professionnelle CPI n° 0605 2016 000 006 924 CC/NICE-CÔTE D'AZUR - RCS ANTIBES R 239 591 190

SIRET 339 591 190 00030 - Sarl au Capital de 39 626 € - Cods NAF 68247 - Garanties financières MONTE PASCHI BANQUE

Assurance RCP AXA FRANCE IARD 313 Terrasse de l'Arche, 92000 NANTERRE

motorized gates securing the access driveway magnified by Florentine cypresses,  
the success of a recent architecture carried out according to the rules of the art  
restoring the poetic atmosphere of the old world. EXCLUSIVE, 2,700,000 euros,  
Fees payable by the Seller, Cabinet ALPES AZUR Immobilier www.alpesazur.com  
The villa sales specialist 04.93.20.10.00.

Fees and charges :

