



SAINT-MARTIN-DE-PEILLE-VILLA-5 ROOMS-FLAT LAND-UNOBSTRUCTED

For sale France

VIEW
Sole agent

2 490 000 €

Located in the sought-after area of Saint-Martin-de-Peille, popular for its immediate proximity to Monaco. This magnificent functional property in excellent state of maintenance offers a calm and soothing lifestyle less than 10 minutes from the center of La Turbie and all amenities. Its flat land and optimal sunshine make it a rare property on the market in this popular area of the Bonella district.

Product type	House	Num rooms	5+
Living area	250 m ²	Num bedrooms	4
Land area	2 600 m ²	Num cellars	1
View	Unencumbered by nature	City	Peille
Exposure	SOUTH	Country	France
Floor	2		

A large reception area with a loudspeaker allows several vehicles to be parked and opens onto the 2,600 m² garden. The house also includes a closed garage, a wine cellar and a projection room.

The ground floor consists of a large living room, a TV lounge and a fitted kitchen. The dining room opens onto a bright veranda/dining room, offers a beautiful opening onto the garden. A dressing room and a guest toilet complete the main living space.

The sleeping area on the ground floor has three bedrooms and two bathrooms, functional and comfortable for the whole family.

Upstairs, an office and a master suite with en-suite bathroom open onto a terrace. Two attics offer additional storage volumes.

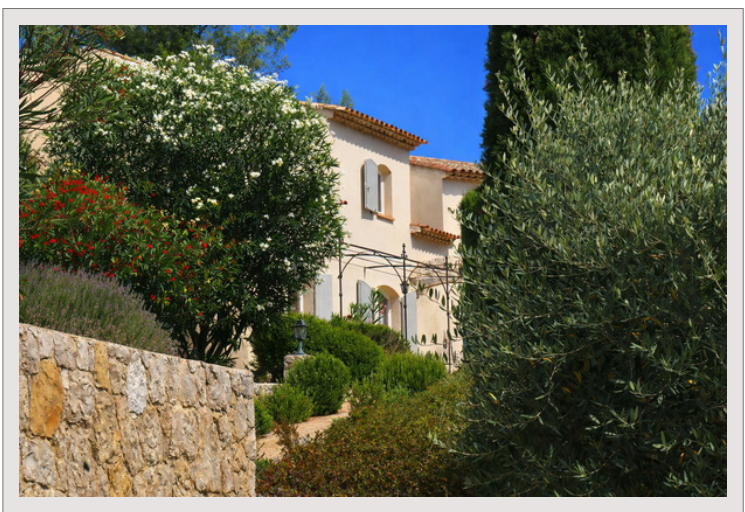
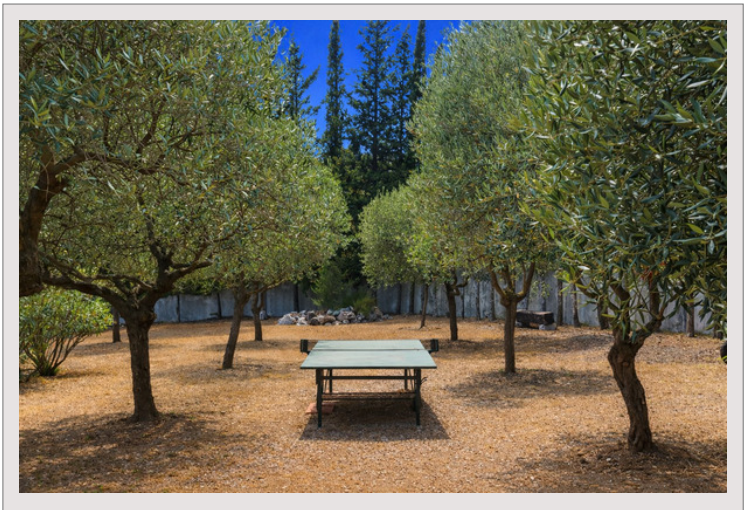
The garden, rare for its flat surface, is spread out in three distinct spaces:

- A swimming pool with its equipped pool house (bathroom, summer kitchen and pizza oven) and a shaded dining area.
- A covered outdoor living area, lined with olive trees.
- Below, a petanque court completes this Mediterranean environment, punctuated by lavender and olive trees.

The ideal exposure of the property allows you to enjoy sunshine throughout the day



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