



# AFIM FRANCE Real Estate

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www.afimfrance.com



2 200 000 €

## Buying villa

7 rooms

Surface : 199 m<sup>2</sup>

Surface of the land : 600 m<sup>2</sup>

Year of construction : 1960

Hot water : Gaz

## Features :

Fireplace, Bedroom on ground floor,  
Double Glazing, Laundry room,  
Calm

5 bedrooms

1 terrace

3 bathrooms

2 showers

1 garage

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases  
(ges) : D

Document non contractuel

11/05/2024 - Prix T.T.C



## Villa Beaulieu-sur-Mer

Beaulieu-sur-mer, in a secure and quiet residence, a few steps from the town centre, amenities and the beach, charming independent villa of approximately 200 m<sup>2</sup> built on two levels. On the first floor, the villa consists of an entrance, a large living room, dining room opening onto a terrace, 2 bedrooms each with its own bathroom, On the ground floor, an apartment with kitchen lounge, opening onto a garden planted with Mediterranean species, 2 bedrooms, 2 bathrooms, a bedroom with its shower room and its independent entrance, a laundry room, a boiler room and a garage .

Fees and charges :

Annual current expenses 300 €

Well condominium

2 200 000 € fees included



Carte Professionnelle : 10215 Préfecture des Alpes Maritimes- RCS : Nice B 432 077 303

Code NAF : 6831Z - SIRET : 432 077 303 00027 - Caisse de Garantie : QBE France et LLOYD'S Segap Paris, montant de 30 000 € T et 170 000 € G, 12 Place Vendome 77001 Paris et 63 Av. de Suffren 75007 Paris