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LUXURY BY BLUE

INTERNATIONAL REALTY

Villa for sale with panoramic sea views located in a private domain



Théoule-sur-Mer - 2 290 000 €

Ref. 85259269

Discover this magnificent villa for renovation, built in a traditional Provencal style, offering a wonderful investment opportunity in the popular seaside resort of Théoule-sur-mer. Nestled within a sought-after private domain, this charming south-facing property is surrounded by lush vegetation and offers breathtaking panoramic views of the Golf de la Napoule and the surrounding Estérel mountains. Enjoy a peaceful, unspoilt environment with no neighbours.

On the ground floor, you'll find a spacious living room, a dining room, an open-plan kitchen and an en suite bedroom. All these rooms open out onto the several terraces offering breathtaking sea views, as well as a sun terrace overlooking a garden fragrant with Mediterranean essences.

The first floor, like an eagle's nest plunging towards the sea, houses the master bedroom with its bathroom and dressing room.

On the garden level, the villa has an independent studio with a third bedroom, bathroom, living room and kitchen. It's the perfect place for visiting friends, with direct access to a large patio leading to a salt-treated overflowing pool and charming pergola.

Located just a few minutes from the seaside resort of Théoule-sur-mer, with its sandy beaches, marina and hiking trails in the Massif de l'Estérel, this friendly family home offers exceptional potential. With careful renovation, it will prove to be the perfect holiday home to enjoy with friends and family.



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Living area : 177 m²

Bedrooms : 4

Surface area of land : 995.00 m²

Exposition : South

Rooms : 5

✓Swimming pool ✓Sea view ✓Terrace

Fees payable by vendor

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