

### Price on request

#### Buying maison

Surface : 160 m<sup>2</sup>

Surface of the living : 71 m<sup>2</sup>

Surface of the land : 3000 m<sup>2</sup>

Year of construction : 2012

Exposition : Sud est

View : Mer

Hot water : Thermodynamique

Inner condition : Excellent

External condition : Neuf

Couverture : Tuiles

#### Features :

Piscine chauffée au sel, Abri voiture,  
Panneaux photovoltaïques, Cheminée,  
Chambre de plain-pied, double glazing,  
Arrosage automatique, Buanderie, Portail  
automatique, calm

4 bedroom

2 terraces

2 bathrooms

3 WC

1 garage

10 parkings

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel

16/12/2025 - Prix T.T.C



### Maison 113 Saint-Laurent-du-Var

**Contemporary Villa with Sea View — Saint-Laurent-du-Var, Les Collines** Set in a preserved environment, in the heart of the sought-after Les Collines district of Saint-Laurent-du-Var, this elegant contemporary villa from 2012 perfectly combines comfort, refinement, and a relaxed lifestyle. Covering approximately 160 m<sup>2</sup>, the residence impresses with its harmonious spaces and exceptional natural light. The spacious living room of 71 m<sup>2</sup>, extended by large bay windows, opens onto a peaceful outdoor area. The separate kitchen, simple and practical, completes a living space designed for hosting and sharing. On the sleeping side, four inviting bedrooms, two bathrooms, and three toilets provide privacy and tranquility for every family member. Built on a landscaped southeast-facing plot, the property enjoys a stunning sea view and carefully designed outdoor spaces: heated saltwater pool, sunny terraces, relaxation corner, and carport. The features live up to its high standard: reversible air conditioning, pellet stove, solar panels, double-glazed windows, automatic irrigation, laundry room, and motorized gate. A rare place, filled with calm and light, where every detail has been thoughtfully crafted for an unparalleled quality of life — just minutes from the coast and Nice.



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