

## Villa Nice / Ouest - 7 rooms(s) - 350m<sup>2</sup>

3.300.000 €



NICE OUEST / GINESTIERE : Nched from public view and offering grand tranquility, a sublime semi-detached ultra-contemporary villa that has 350sqm of living space with pool and sunny garden, designed by architect Yvann Pluskwa. Totally open to the exteriors with huge bay windows, this jewel of architecture offers grand luxury finishings while rests with a remarkable sobriety. The concrete, the metal, the wood and glass reign masterfully here and the volumes are ideally distributed. The day living area is on the first floor and opens onto a magnificent terrace with pool and sea view. The night time areas and its 4 bedrooms are on the garden level, also with sea view. Finally on the basement level, a huge garage, wine cellar, steam room and laundry room. A 2 room apartment completes the property. In summary, it is a villa that requires minimal maintenance. Agency fees of 5% at the charge of the seller.

Ref: MSE-9249

Services : Alarm, Barbecue, Double glazed, Electric blinds, Electric gate, Fireplace, Irrigation, Pool, Reinforced door, Videophone

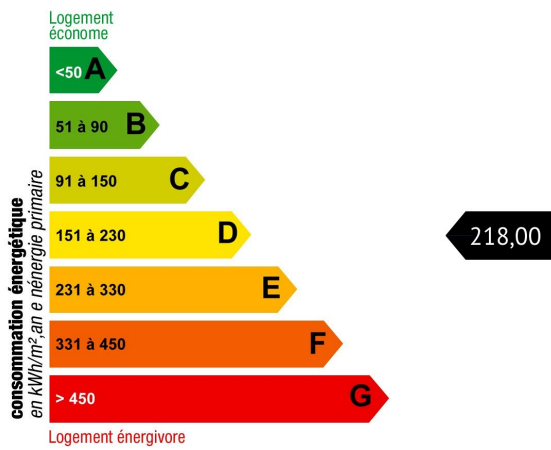
## Detailed description

Surface	350 m <sup>2</sup>	Living room surface area	NC
Terrain	700 m <sup>2</sup>	Terrace(s)	100 m <sup>2</sup>
Style	CONTEMPORAIN	Exposure	south - east
Level(s)	3	View	City, Sea
Adjoining	Adjoined	Heating	Heating pump
Condition	New	Hot water	Cumulus
Rooms(s)	7	Parking	no
Bedroom(s)	4	Garage	6
Bathroom(s)	4	Cellar	1
Toilet(s)	2	Property tax	7000.00 €

## About the area

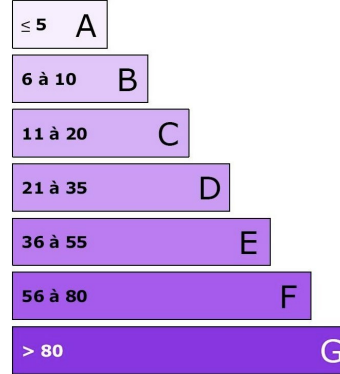
Nice / Ouest : The west of Nice begins at Boulevard de la Madeleine and extends to the valley of the Var covering a vast territory of hills. It consists of several residential neighborhoods such as Fabron, Lanterne, Saint-Antoine Ginestière as well as Bellet and Saint Roman. By choosing to live on the western hills of Nice, one is choosing the quality of life at the expense the practicality of the conveniences from living in the city center: a few restaurants and shops nearby. However, you will definitely enjoy the spectacular panoramic views of the city, the sea and the surrounding hills, and attractive prices in comparison to other parts of Nice. The buildings are generally recent, but there are also very lovely Nicois and Bourgeois villas with beautiful Mediterranean gardens. Offering a solid rental return, these neighborhoods are enchanting with the many green areas throughout and have an easy access to the major...

## Energy consumption



Energy consumption (primary energy) for heating, production of hot water and cooling.  
Unit of measure : kWhEP/m2.an

### Faible émission de GES



7,00

### Forte émission de GES

Energy consumption (primary energy) for heating, production of hot water and cooling.  
Unit of measure : kWhEP/m2.an

## Photos

