

VILLA/HOUSE - 7 PIÈCE(S) - 311 M²

3 400 000 €



DESCRIPTIF DETAILLE

Ref : MF-10654

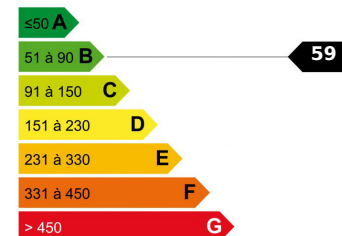
Surface :	311 M ²
Terrain :	4796 M ²
Style :	NEO-PROVENÇAL
Niveaux :	
Mitoyenneté :	Non
Etat :	Excellent condition
Pièce(s) :	7
Chambre(s) :	5
Bain/Douche :	3
Toilette(s) :	1

Surface séjour :	NC
Terrasse(s) :	3
Exposition :	South-east
Vue :	Panoramic
Chauffage :	Radiator
Eau chaude :	Individual
Parking(s) :	4
Garage(s) :	NC
Cave :	1
Taxe foncière :	5 571,00 €

NICE HILLS / GAIRAUT : Located in the heart of a magnificent park, beautiful and bright property of neo-Provençal inspiration built in 1987, in excellent condition, offering 7 main rooms, 6 of which have a splendid panoramic view of the hills and the sea. The entrance leads to a double reception room of 105 m² opening onto a large terrace, a kitchen, a bedroom with a bathroom, a laundry room and a guest WC. Upstairs, a superb master suite of 50 m² with terrace; at garden level, 3 beautiful bedrooms with bath or shower, a toilet, a cellar and a small workshop. The magnificent park is planted with Mediterranean species, some of which are centuries old, and offers many shaded areas as well as a large garden shed, not to mention the superb infinity pool with its large paved beach. Four outdoor car parks. Complete photo file available on request. Agency fees of 5% included at the expense of the seller.

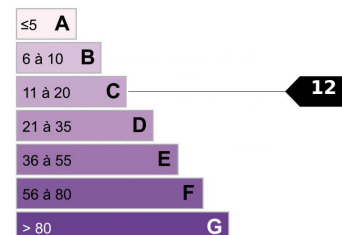
PRESTATIONS : Double glazing, Aluminum window, Sliding windows, Crawl space, Electric shutters, Irrigation sprinkler, Optical fiber, Alarm system, Digicode, Electric gate, Security door, Swimming pool

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES