

VILLA/HOUSE - 7 PIÈCE(S) - 241 M<sup>2</sup>

2 690 000 €

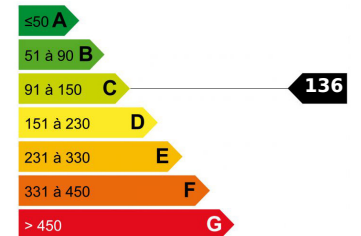


DESCRIPTIF DETAILLE

Ref : MF-10449

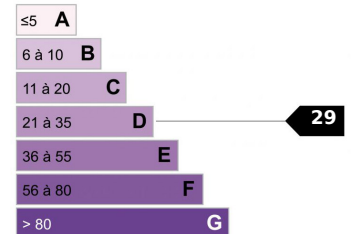
<b>Surface :</b>	241 M <sup>2</sup>	<b>Surface séjour :</b>	96.69 M <sup>2</sup>
<b>Terrain :</b>	1970 M <sup>2</sup>	<b>Terrasse(s) :</b>	3
<b>Style :</b>	MODERNE	<b>Exposition :</b>	NC
<b>Niveaux :</b>		<b>Vue :</b>	Panoramic
<b>Mitoyenneté :</b>	Non	<b>Chauffage :</b>	Underfloor
<b>Etat :</b>	Excellent condition	<b>Eau chaude :</b>	Individual
<b>Pièce(s) :</b>	7	<b>Parking(s) :</b>	4
<b>Chambre(s) :</b>	4	<b>Garage(s) :</b>	NC
<b>Bain/Douche :</b>	3	<b>Cave :</b>	NC
<b>Toilette(s) :</b>	1	<b>Taxe foncière :</b>	4 061,00 €

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NICE GAIRAUT : In a small private domain in the residential sector of Gairaut, 5 minutes from the St-Georges clinic and access to the A8 motorway, and 15 minutes from the seafront, sumptuous modern villa completely renovated enjoying sunshine all day long and benefitting from very high quality finishings. On two levels, in the heart of a beautiful mostly flat plot of 1970 m<sup>2</sup> with heated swimming pool with automatic cover, this bright villa consists of an entrance, a living room, dining room and kitchen of nearly 100 m<sup>2</sup>, a master bedroom en suite of 45 m<sup>2</sup>, and, upstairs, 3 bedrooms, two of which are en suite. All the rooms in the house have a splendid panoramic view of the hills and the sea. Plenty of storage space, and several parking spaces. Fees of 5% included at the expense of the seller.

**PRESTATIONS :** Double glazing, Sliding windows, Electric awnings, Double flow ventilation, Electric shutters, Car port, Irrigation sprinkler, Outdoor lighting, Fire alarm system, Optical fiber, Alarm system, Electric gate, Security door, Video security, Videophone, Swimming pool