

VILLA/HOUSE - 7 PIÈCE(S) - 311 M<sup>2</sup>

3 400 000 €

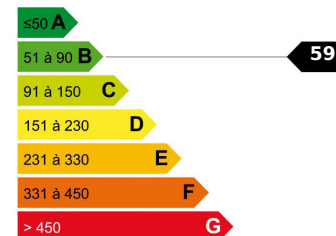


## DESCRIPTIF DETAILLE

Ref : MF-10654

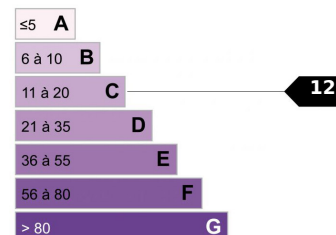
<b>Surface :</b>	311 M <sup>2</sup>	<b>Surface séjour :</b>	NC
<b>Terrain :</b>	4796 M <sup>2</sup>	<b>Terrasse(s) :</b>	3
<b>Style :</b>	NEO-PROVENÇAL	<b>Exposition :</b>	South-east
<b>Niveaux :</b>		<b>Vue :</b>	Panoramic
<b>Mitoyenneté :</b>	Non	<b>Chauffage :</b>	Radiator
<b>Etat :</b>	Excellent condition	<b>Eau chaude :</b>	Individual
<b>Pièce(s) :</b>	7	<b>Parking(s) :</b>	4
<b>Chambre(s) :</b>	5	<b>Garage(s) :</b>	NC
<b>Bain/Douche :</b>	3	<b>Cave :</b>	1
<b>Toilette(s) :</b>	1	<b>Taxe foncière :</b>	5 571,00 €

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

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 m<sup>2</sup> 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 m<sup>2</sup> 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, Digidcode, Electric gate, Security door, Swimming pool