

VILLA/HOUSE - 7 PIÈCE(S) - 311 M²

3 400 000 €



DESCRIPTIF DETAILLE

Ref : MF-10654

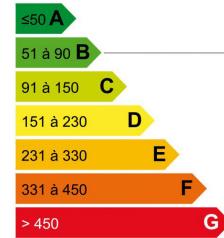
Surface :	311 M ²
Terrain :	4796 M ²
Style :	NEO-PROVENÇAL
Niveaux :	
Mitoyenneté :	Non
Etat :	Excellent condition
Pièce(s) :	7
Chambre(s) :	5
Bain/Douche :	3
Toilette(s) :	1

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.

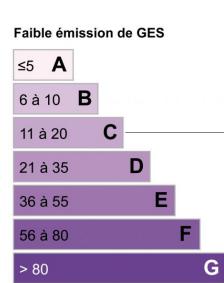
PRESTATIONS : Double glazing, Aluminum window, Sliding windows, Crawl space, Electric shutters, Irrigation sprinkler, Optical fiber, Alarm system, Digicode, Electric gate, Security door, Swimming pool

Logement économe



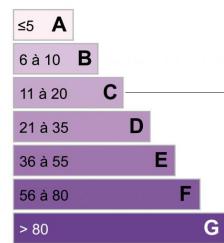
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Logement énergivore



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Faible émission de GES



Forte émission de GES