

VILLA/HOUSE - 8 PIÈCE(S) - 323 M²

5 300 000 €

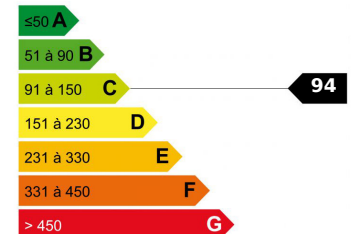


DESCRIPTIF DETAILLE

Ref : PHA-10670

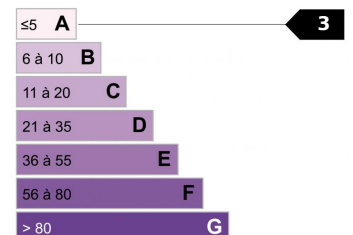
Surface :	323 M ²	Surface séjour :	NC
Terrain :	2045 M ²	Terrasse(s) :	1
Style :	Contemporain épuré	Exposition :	South
Niveaux :		Vue :	Panoramic
Mitoyenneté :	Non	Chauffage :	Air-conditioning
Etat :	Excellent condition	Eau chaude :	Individual
Pièce(s) :	8	Parking(s) :	3
Chambre(s) :	4	Garage(s) :	NC
Bain/Douche :	3	Cave :	NC
Toilette(s) :	1	Taxe foncière :	5 717,00 €

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

VILLEFRANCHE-SUR-MER / MOYENNE CORNICHE : Sole agent. Ideally located between Nice and Monaco, less than 30 minutes from Nice airport, this property in perfect condition offers a majestic entrance and overlooks the famous Villa Léopolda. It naturally benefits from an exceptional panorama on the peninsula of Saint Jean Cap Ferrat and the sea. Located on a 2045sqm plot of land, this 350 sum villa in Egyptian freestone, facing South has sunshine from morning to evening. On the garden floor : triple living room of 130sqm with large bay windows opening onto a 220sqm terrace with heated swimming pool with integrated roller shutter, high quality semi-open kitchen, 3 large en-suite bedrooms opening onto the garden with shower and toilets, guest toilets. On the first floor, the sumptuous master bedroom of 70sqm with its terrace offers plenty of storage space, a large walk in dressing room, bathroom with Jacuzzi bath, rain shower and toilet. Chic, elegant, with top quality fittings : polished natural Egyptian stone floors, ceilings in staff, invisible reversible air conditioning with phantom ducts, LEDs, alarm, video surveillance. Laundry room, shelter for 3 cars, numerous parking spaces and pool house. A superb villa easy to live with a minimum of maintenance! Agency fees of 5% included at the expense of the seller.

PRESTATIONS : Air-conditioning, Whirlpool tub, Fireplace, Double glazing, Internet, Electric

Agence NP Promenade

2, rue Halévy - Le Ruhl

06000 Nice

Tél : +33 (0)4 92 07 09 50

Email : promenade@nice-properties.fr

awnings, Crawl space, Electric shutters, Car port, Irrigation sprinkler, Outdoor lighting, Alarm system, Safe, Electric gate, Security door, Videophone, Swimming pool, Video security, Aluminum window, Jacuzzi, Sliding windows