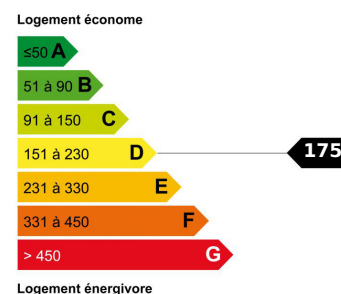


VILLA/HOUSE - 6 PIÈCE(S) - 190 M²

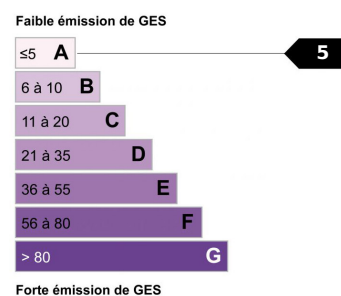
1 890 000 €



## DESCRIPTIF DETAILLE

Ref : LF-11265

<b>Surface :</b>	190 M²	<b>Surface séjour :</b>	NC
<b>Terrain :</b>	1600 M²	<b>Terrasse(s) :</b>	1
<b>Style :</b>	Niçois	<b>Exposition :</b>	East, South
<b>Niveaux :</b>		<b>Vue :</b>	Unobstructed
<b>Mitoyenneté :</b>	Non	<b>Chauffage :</b>	Air-conditioning
<b>Etat :</b>	New	<b>Eau chaude :</b>	Individual
<b>Pièce(s) :</b>	6	<b>Parking(s) :</b>	NC
<b>Chambre(s) :</b>	5	<b>Garage(s) :</b>	2
<b>Bain/Douche :</b>	3	<b>Cave :</b>	NC
<b>Toilette(s) :</b>	NC	<b>Taxe foncière :</b>	2 400,00 €



NICE HILLS / GAIRAUT : Located in the Château d'Azur, a private estate in the Gairaut area, come and visit this villa of 190sqm entirely renovated on 1600sqm of land. It comprises on the ground floor: an entrance, two bedrooms, one bathroom, a laundry and a toilets. Upstairs, there you have a corner living room of 62 sqm onto a terrace East/South West facing with a fully equipped US kitchen, three en suite bedrooms with shower-room/ toilets and a guest toilet. A roof terrace of 139sqm, with lovely unobstructed views, a new swimming-pool, 2 garages and spaces car. Perfect for a family at 10 mns from shops and amenities. To be seen.

Agency fees 5% included at the expense of the seller.

**PRESTATIONS :** Electric shutters, Air-conditioning, Double glazing, Electric awnings, Irrigation sprinkler, Swimming pool