

VILLA/HOUSE - 5 PIÈCE(S) - 135 M<sup>2</sup>

1 290 000 €



## DESCRIPTIF DETAILLE

Ref : MSE-10709

Surface :	135 M <sup>2</sup>
Terrain :	790 M <sup>2</sup>
Style :	MODERNE
Niveaux :	
Mitoyenneté :	Non
Etat :	Excellent condition
Pièce(s) :	5
Chambre(s) :	3
Bain/Douche :	2
Toilette(s) :	1

Surface séjour :	39 M <sup>2</sup>
Terrasse(s) :	1
Exposition :	South
Vue :	Panoramic
Chauffage :	Underfloor
Eau chaude :	Individual
Parking(s) :	NC
Garage(s) :	1
Cave :	NC
Taxe foncière :	1 500,00 €

**NICE HILLS / CORNICHE DES OLIVIERS :** Located in a quiet residential area about ten minutes away from the amenities and the beaches of the Promenade des Anglais, superb and charming villa with large swimming pool (10x4) built on a beautiful wooded grounds of 800sqm. If the external style of the villa is a neo-Provençal inspiration, the modern decoration prevails inside. In excellent condition, benefiting from sunshine from morning to evening due to its southern exposure, this villa is very easy to live with. It consists on the ground floor of an entrance, large living/dining room with fireplace, beautiful fitted kitchen, 1 en suite bedroom with shower and dressing room, toilet and laundry room. All rooms open onto a spacious 70sqm terrace with bioclimatic pergola, giving access to the swimming pool. On the 1st level are 2 bedrooms with shower room and an office which is used as a guest bedroom. Practical to live in, it also has a large underground garage with wine cellar, summer kitchen, barbecue, and plenty of storage. Agency fees of 6% included at the expense of the seller.

**PRESTATIONS :** Fireplace, Double glazing, Electric awnings, Irrigation sprinkler, Barbecue, Outdoor lighting, Alarm system, Electric gate, Boules court, Swimming pool, Air-conditioning, Electric car terminal, Sliding windows, Optical fiber, Intercom, Security door

