

VILLA/HOUSE - 7 PIÈCE(S) - 262 M²

1 690 000 €



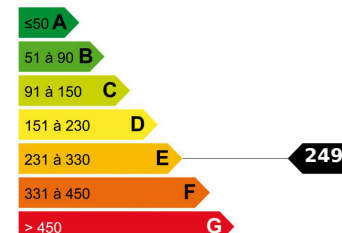
DESCRIPTION DÉTAILLÉE

Réf : NP-11109

Surface :	262 M ²
Terrain :	2200 M ²
Style :	ART DECO
Niveaux :	
Mitoyenneté :	Non
Etat :	Excellent condition
Pièce(s) :	7
Chambre(s) :	4
Bain/Douche :	2
Toilette(s) :	1

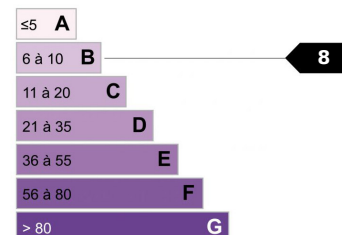
Surface séjour :	20.4 M ²
Terrasse(s) :	1
Exposition :	East, South
Vue :	Panoramic
Chauffage :	Air-conditioning
Eau chaude :	Individual
Parking(s) :	2
Garage(s) :	1
Cave :	NC
Taxe foncière :	3 300,00 €

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NICE PESSICART : SOLE AGENT. In a dominant position, this superb Art Deco villa 295sqm (262 m² Carrez law) offers beautiful volumes, refined services and pleasant terraces. The main part of 203sqm, accessible by lift, is a duplex apartment opening onto a 110sqm South/Est facing terrace. Stunning sea and city views from all rooms. Living/dining room with marble fireplace, a fully equipped semi-open kitchen with utility room, three bedrooms, two bathrooms, dressing room and two separate toilets. An independent duplex apartment of 59sqm opening onto a small terrace, is located on the 1st floor and ground floor and includes a living room, an equipped kitchen, a bedroom, a dressing room, a bathroom and a toilet. Spa, gym, solarium, garage and parkings complete this property in perfect condition. Agency fees 5% included at the expense of the seller.

PRESTATIONS : Air-conditioning, Lift, Barbecue, Fireplace, Double glazing, Intercom, Electric gate, Security door, Fitness, Swimming pool, Spa