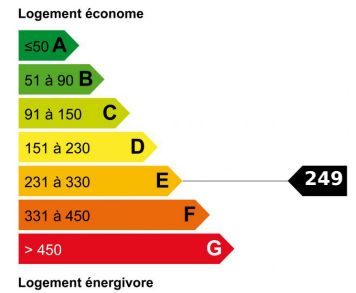


VILLA/HOUSE - 7 PIÈCE(S) - 262 M²

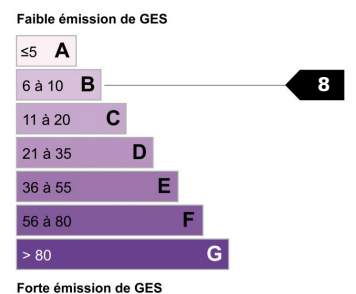
1 790 000 €



DESCRIPTIF DETAILLE

Ref : LF-11056

Surface :	262 M ²	Surface séjour :	20.4 M ²
Terrain :	2200 M ²	Terrasse(s) :	1
Style :	ART DECO	Exposition :	East, South
Niveaux :		Vue :	Panoramic
Mitoyenneté :	Non	Chauffage :	Air-conditioning
Etat :	Excellent condition	Eau chaude :	Individual
Pièce(s) :	7	Parking(s) :	2
Chambre(s) :	4	Garage(s) :	1
Bain/Douche :	2	Cave :	NC
Toilette(s) :	1	Taxe foncière :	3 300,00 €



NICE PESSICART : 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 parking for 2 cars 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