2, avenue de la Grande Bretagne 06230 Villefranche-sur-Mer Tél: +33 (0)4 93 91 92 57

Email: info@nice-properties.fr

## VILLA/HOUSE - 5 PIÈCE(S) - 128 M<sup>2</sup>

7 500 000 €









## **DESCRIPTIF DETAILLE**

Ref: BS-10873

Surface :	128 M²
Terrain:	1000 M²
Style :	MODERNE
Niveaux :	
Mitoyenneté :	Non
Etat :	Excellent condition
Pièce(s):	5
Chambre(s):	2
Bain/Douche:	1
Toilette(s):	NC

Surface séjour :	39.32 M²
Terrasse(s):	NC
Exposition :	South
Vue:	Panoramic
Chauffage :	Radiator
Eau chaude :	Individual
Parking(s):	NC
Garage(s):	1
Cave:	2
Taxe foncière :	2 093,00 €

ROQUEBRUNE-CAP-MARTIN / PINELLA: Located in a quiet and sought-after area of Roquebrune, within a small private estate of 15 villas, we offer a house to renovate of 217 m<sup>2</sup> (128 m<sup>2</sup> living space) sold with a granted building permit for the construction of a contemporary villa of 302 m<sup>2</sup> (including 250 m<sup>2</sup> of living space) with large terrace of 76 m<sup>2</sup> and infinity pool. The villa will consist of an entrance, large living and dining room, semi-independent kitchen, six en-suite bedrooms with cupboards or dressing rooms, six bathrooms or showers, large cellar and technical room. The villa benefits from beautiful wooded grounds and a splendid panoramic sea view. Project available on request.

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

PRESTATIONS: Air-conditioning, Double glazing, Sliding windows, Electric awnings, Double flow ventilation, Electric shutters, Car port, Irrigation sprinkler, Outdoor lighting, Optical fiber, Alarm system, Electric gate, Security door, Videophone, Swimming pool



