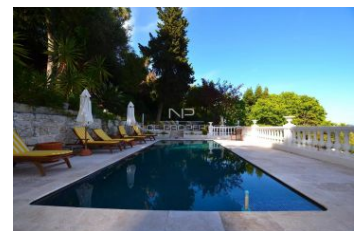
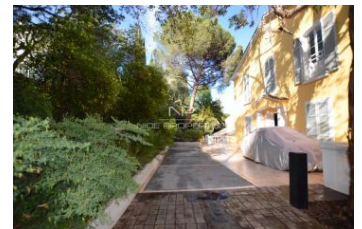


VILLA/HOUSE - 10 PIÈCE(S) - 380 M²

5 950 000 €



DESCRIPTIF DETAILLE

Ref : SB-11388

Surface :	380 M ²	Surface séjour :	NC
Terrain :	3500 M ²	Terrasse(s) :	NC
Style :		Exposition :	South
Niveaux :		Vue :	Unobstructed
Mitoyenneté :	Non	Chauffage :	Air-conditioning
Etat :	Excellent condition	Eau chaude :	NC
Pièce(s) :	10	Parking(s) :	NC
Chambre(s) :	5	Garage(s) :	NC
Bain/Douche :	5	Cave :	NC
Toilette(s) :	NC	Taxe foncière :	NC

NICE / MAGNAN: Just 5 minutes from the Promenade des Anglais and all amenities, exceptional 380 m² prestige property with swimming pool set in 3500 m² grounds planted with magnificent trees, including olive, cedar, palm, eucalyptus, avocado and lemon.

The garden has been classified by the city of Nice as a Jardin Remarquable.

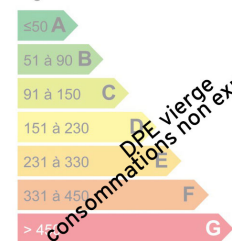
This unique three-storey villa with a beautiful sea view was built in 1940 by Nice notables and once belonged to the Russian nobility. It has 10 rooms, including 5 bedrooms, an office, a games room, a hammam, a sauna and a spa.

A playground and ample parking complete this rare property.

Agency fees 5% included, payable by the vendor. Information on the risks to which this property is exposed is available on the Géorisques website <http://georisques.gouv.fr>

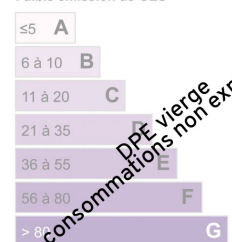
PRESTATIONS : Internet, Barbecue, Outdoor lighting, Alarm system, Intercom, Electric gate,

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

DPE vierge consommations non exploitables

Agence NP Cannes

37, rue d'Antibes
06400 Cannes

Tél : +33 (0)4 93 68 51 51

Email : contact@np-estate.com

Videophone, Swimming pool, Sauna, Spa, Playground, Air-conditioning