Agence NP Cannes

37, rue d'Antibes
06400 Cannes
Tél : +33 (0)4 93 68 51 51
Email : contact@np-estate.com

VILLA/HOUSE - 10 PIÈCE(S) - 380 M²

5 950 000 €





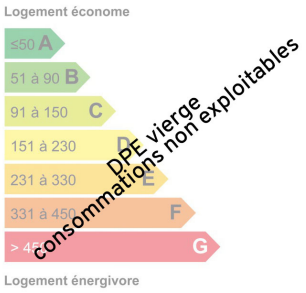


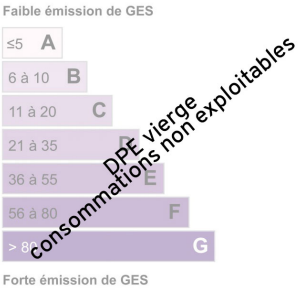


DESCRIPTIF DETAILLE

Ref : SB-11388 B

Surface :	380 M²	**Surface séjour :**	NC
Terrain :	3500 M²	**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,

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