

VILLA/HOUSE - 10 PIÈCE(S) - 280 M²

1 800 000 €

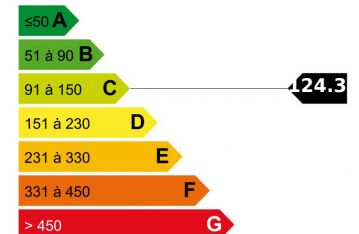


DESCRIPTIF DETAILLE

Ref : PHA-11071

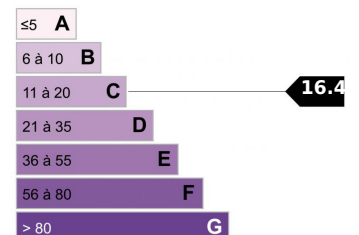
Surface :	280 M²	Surface séjour :	39.54 M²
Terrain :	NC	Terrasse(s) :	1
Style :	Récent	Exposition :	South-west
Niveaux :		Vue :	Panoramic
Mitoyenneté :	Non	Chauffage :	Underfloor
Etat :	Excellent condition	Eau chaude :	Individual
Pièce(s) :	10	Parking(s) :	NC
Chambre(s) :	6	Garage(s) :	1
Bain/Douche :	2	Cave :	NC
Toilette(s) :	1	Taxe foncière :	3 300,00 €

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NICE SAINT PIERRE DE FERIE : 15 minutes from Place Masséna and the city center, just 300 meters from the bus, in total calm, nestled in a sought-after secure domain of high standard, this villa in perfect condition from 1982 totalize 280 sqm (carrez 200 sqm) on landscaped grounds of 2200sqm enjoying the sun from morning to evening and an unobstructed view of greenery all the way to the sea. A 13 meter long heated mosaic swimming pool with counter-current swimming and submerged rolling shutter, a 74sqm terrace and veranda, a double garage and parkings.

Raised on 2 levels, it offers on the first floor : entrance, living room with fireplace, kitchen, 4 bedrooms, 2 bathrooms and 2 toilets.

The upper floor of 142sqm with two bedrooms, a workshop area, a play area for children, 2 other sleeping areas as well as 2 bathrooms with lots of storage and a toilet.

Laundry room with pantry, and a storage room complete this quality property. The garden planted with Mediterranean species offers around ten olive trees, 2 palm trees, a few fruit trees, a

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vegetable garden and 2 garden sheds.

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

PRESTATIONS : Air-conditioning, Whirlpool tub, Fireplace, Double glazing, Aluminum window, Sliding windows, Internet, Car port, Irrigation sprinkler, Fence, Outdoor lighting, Optical fiber, Alarm system, Digicode, Intercom, Electric gate, Swimming pool