

VILLA/HOUSE - 10 PIÈCE(S) - 378.3 M<sup>2</sup>

2 590 000 €

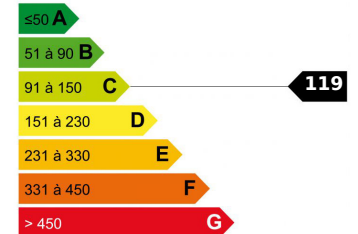


DESCRIPTIF DETAILLE

Ref : LF-11109

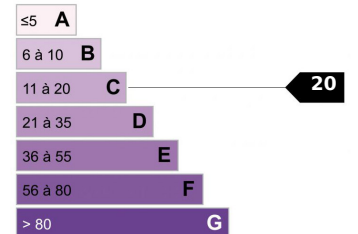
<b>Surface :</b>	378.3 M <sup>2</sup>	<b>Surface séjour :</b>	46 M <sup>2</sup>
<b>Terrain :</b>	1501 M <sup>2</sup>	<b>Terrasse(s) :</b>	1
<b>Style :</b>	Néo provençale	<b>Exposition :</b>	South
<b>Niveaux :</b>		<b>Vue :</b>	Panoramic
<b>Mitoyenneté :</b>	Non	<b>Chauffage :</b>	Central
<b>Etat :</b>	Good condition	<b>Eau chaude :</b>	Individual
<b>Pièce(s) :</b>	10	<b>Parking(s) :</b>	NC
<b>Chambre(s) :</b>	6	<b>Garage(s) :</b>	NC
<b>Bain/Douche :</b>	3	<b>Cave :</b>	NC
<b>Toilette(s) :</b>	1	<b>Taxe foncière :</b>	3 482,00 €

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NICE COLLINES / GAIRAUT : Sole agent. Located in a quiet dominant position, this beautiful and sunny Neo-Provençal villa, built in 2002, offers 10 rooms on 3 levels. The entrance serves a living/dining room which opens onto a South-facing terrace of 63sqm enjoying a superb panoramic view of the sea, city and hills, a lounge with bar area, a kitchen and a back kitchen on the terrace, a bedroom and a bathroom/toilet. Upstairs, you will find an en-suite bedroom into 14sqm terrace facing South with a panoramic view, two other bedrooms, a shower room and a bathroom. The garden level includes a 4-room apartment with two bedrooms, an independent kitchen, two bathrooms, a shower room and two dressing rooms. A swimming pool with pool house, 2 summer kitchens and parkins complete the package. A very pleasant family house 10 minutes from the shops and 20 minutes from the Promenade des Anglais. Agency fees 5% included at the expense of the seller

**PRESTATIONS :** Double glazing, Window shade, Car port, Barbecue, Intercom, Electric gate, Swimming pool