

VILLA/HOUSE - 10 PIÈCE(S) - 378.3 M²

2 590 000 €



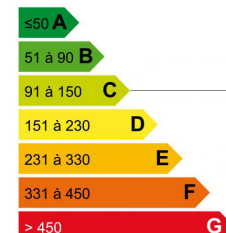
DESCRIPTIF DETAILLE

Ref : LF-11109

Surface :	378.3 M²
Terrain :	1501 M²
Style :	Néo provençale
Niveaux :	
Mitoyenneté :	Non
Etat :	Good condition
Pièce(s) :	10
Chambre(s) :	6
Bain/Douche :	3
Toilette(s) :	1

Surface séjour :	46 M²
Terrasse(s) :	1
Exposition :	South
Vue :	Panoramic
Chauffage :	Central
Eau chaude :	Individual
Parking(s) :	NC
Garage(s) :	NC
Cave :	NC
Taxe foncière :	3 482,00 €

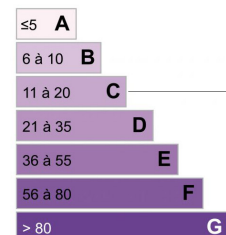
Logement économe



119

Logement énergivore

Faible émission de GES



20

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