

VILLA/HOUSE - 8 PIÈCE(S) - 232.15 M²

2 090 000 €

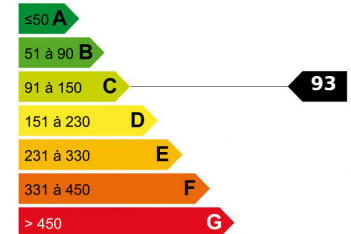


DESCRIPTIF DETAILLE

Ref : MF-11114

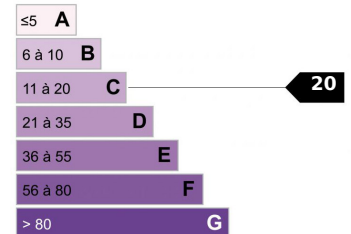
Surface :	232.15 M ²	Surface séjour :	NC
Terrain :	1330 M ²	Terrasse(s) :	NC
Style :	MODERNE	Exposition :	South-west
Niveaux :		Vue :	Panoramic
Mitoyenneté :	Non	Chauffage :	Underfloor
Etat :	Excellent condition	Eau chaude :	Individual
Pièce(s) :	8	Parking(s) :	NC
Chambre(s) :	5	Garage(s) :	1
Bain/Douche :	3	Cave :	NC
Toilette(s) :	1	Taxe foncière :	5 398,00 €

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NICE HILLS / GAIRAUT : In a small private estate located less than 10 minutes from the city center, splendid modern Provencal-inspired villa built in 1994 and completely renovated in 2004. Built on a beautiful plot of land of 1330 m² with remarkable trees, it offers a living area of 232 m² excluding annexes. Very bright thanks to its large sliding bay windows, it consists of an entrance hall, living room and dining room, a large kitchen by Atelier de Saint-Paul, a pantry, 5 bedrooms including a gorgeous master suite, three shower/bathrooms and 2 separate toilets. We will not forget to mention the superb infinity pool, the basement with shower and large air-conditioned wine cellar, a beautiful garage, and numerous terraces to enjoy the panoramic view. Guaranteed favorite! 5% agency fees included at the expense of the seller.

PRESTATIONS : Fireplace, Double glazing, Aluminum window, Sliding windows, Electric awnings, Crawl space, Irrigation sprinkler, Fence, Outdoor lighting, Fire alarm system, Optical fiber, Alarm system, Window bars, Intercom, Electric gate, Security door, Swimming pool