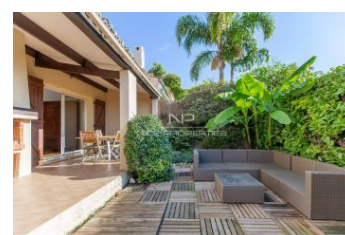


VILLA/HOUSE - 7 PIÈCE(S) - 140.16 M²

1 050 000 €



## DESCRIPTIF DETAILLE

Ref : MSE-11135

Surface :	140.16 M²
Terrain :	NC
Style :	NÉO-PROVENÇAL
Niveaux :	
Mitoyenneté :	Oui
Etat :	Excellent condition
Pièce(s) :	7
Chambre(s) :	4
Bain/Douche :	2
Toilette(s) :	1

Surface séjour :	27.47 M²
Terrasse(s) :	1
Exposition :	South
Vue :	Panoramic
Chauffage :	Radiator
Eau chaude :	Individual
Parking(s) :	NC
Garage(s) :	1
Cave :	NC
Taxe foncière :	2 500,00 €

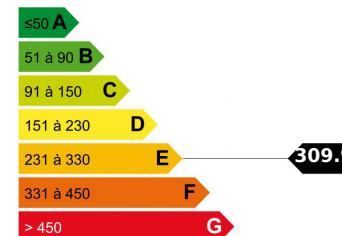
NICE GAIRAUT : Located in a small private domain in a quiet area, with swimming pool, pretty semi-detached house of 140 m² on two levels, with three terraces, garden and large garage. On the ground floor, it offers an entrance, beautiful cathedral living room with fireplace, kitchen and dining room, a bedroom and a shower room with WC, a laundry room.

Upstairs, a mezzanine office, three bedrooms with closet, a bathroom, separate WC and a small terrace with panoramic views of the hills and the sea. Very pleasant to live in, with plenty of storage, it is an excellent choice of family villa. Aluminum double glazing, air conditioning, barbecue.

Agency fees included at the expense of the seller.

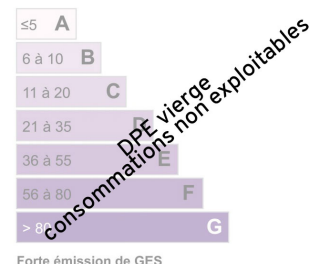
**PRESTATIONS :** Air-conditioning, Fireplace, Double glazing, Aluminum window, Sliding windows, Irrigation sprinkler, Barbecue, Outdoor lighting, Intercom, Electric gate, Security door, Condominium pool

## Logement économe



## Logement énergivore

## Faible émission de GES



## Forte émission de GES

DPE vierge  
consommations non exploitables