

VILLA/HOUSE - 20 PIÈCE(S) - 946.9 M²

11 690 000 €



## DESCRIPTIF DETAILLE

Ref : MSE-11137

<b>Surface :</b>	946.9 M²	<b>Surface séjour :</b>	41.95 M²
<b>Terrain :</b>	4027 M²	<b>Terrasse(s) :</b>	2
<b>Style :</b>	BOURGEOIS	<b>Exposition :</b>	South
<b>Niveaux :</b>		<b>Vue :</b>	Panoramic
<b>Mitoyenneté :</b>	Non	<b>Chauffage :</b>	Radiator
<b>Etat :</b>	Excellent condition	<b>Eau chaude :</b>	Individual
<b>Pièce(s) :</b>	20	<b>Parking(s) :</b>	NC
<b>Chambre(s) :</b>	11	<b>Garage(s) :</b>	1
<b>Bain/Douche :</b>	8	<b>Cave :</b>	NC
<b>Toilette(s) :</b>	2	<b>Taxe foncière :</b>	30 633,00 €

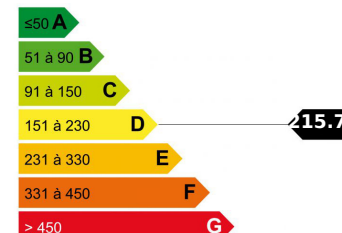
NICE CIMIEZ : Located in the residential area of Cimiez, in the heart of a superb wooded park of over 4000sqm, this exceptional neoclassical property of nearly 1000sqm of living space excluding outbuildings boasts incredible luxury and refinement. Upon entering, you will be struck by the remarkable spaciousness, sumptuous decor, and exceptionally rich materials. Built on three levels connected by an elevator, it features more than 20 main rooms, including eight en-suite bedrooms, a living room, lounge, and dining room worthy of a luxury hotel, two outbuildings for staff or guests, a garage, technical rooms, a huge pool house built around a magnificent swimming pool, and not to mention the 200 m² of terraces to enjoy maximum sunshine. This is ultimately an exceptional property in Nice, intended for a select few.

Complete photo file available upon request.

Agency fees included, payable by the seller.

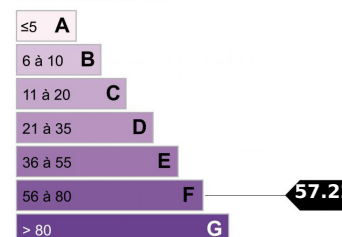
Information on the risks to which this property is exposed is available on the Géorisques website:

## Logement économe



## Logement énergivore

## Faible émission de GES



## Forte émission de GES

Agence NP Masséna

10 rue Masséna

06000 Nice

Tél : +33 (0)4 93 01 50 00

Email : [info@nice-properties.fr](mailto:info@nice-properties.fr)

[georisques.gouv.fr](http://georisques.gouv.fr)

**PRESTATIONS :** Air-conditioning, Fireplace, Double glazing, Electric awnings, Electric shutters, Irrigation sprinkler, Barbecue, Fence, Outdoor lighting, Fire alarm system, Lift, Optical fiber, Alarm system, Safe, Electric gate, Security door, Video security, Videophone, Swimming pool, Fitness, Sauna