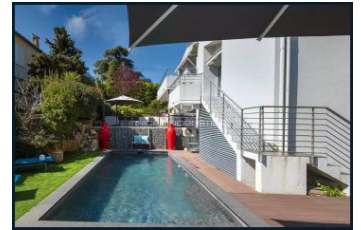


VILLA/HOUSE - 6 PIÈCE(S) - 170 M<sup>2</sup>

1 350 000 €



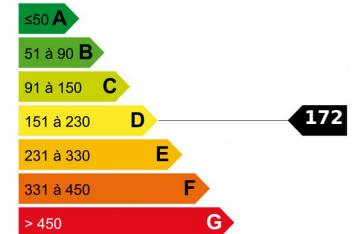
## DESCRIPTIF DETAILLE

Ref : TA-11171

Surface :	170 M <sup>2</sup>
Terrain :	600 M <sup>2</sup>
Style :	Récent
Niveaux :	
Mitoyenneté :	Non
Etat :	Good condition
Pièce(s) :	6
Chambre(s) :	4
Bain/Douche :	1
Toilette(s) :	1

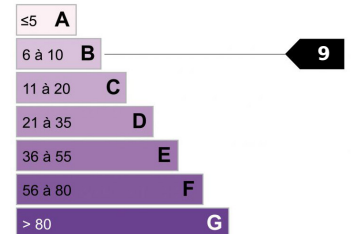
Surface séjour :	40 M <sup>2</sup>
Terrasse(s) :	1
Exposition :	East, North, West, South
Vue :	Unobstructed
Chauffage :	Air-conditioning
Eau chaude :	Individual
Parking(s) :	NC
Garage(s) :	NC
Cave :	1
Taxe foncière :	3 948,00 €

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NICE SAINT-ANTOINE / L'ARCHET : Nestled in an idyllic and peaceful setting, sumptuous contemporary 220 sqm home spans on three levels, blending modernity, comfort, and an exceptional natural environment. Built on a 600 sqm plot, the property offers unobstructed views, majestic olive trees, and rolling hills as a backdrop.

Upon entering, a bright and inviting living space immediately captures the present moment, featuring a 40 sqm cathedral-style living room bathed in light through large bay windows that open onto terraces, olive trees, and the pool. The open, elegant and fully equipped kitchen 30 sqm invites convivial moments with family or friends. This level also includes a refined office space, ideal for remote work or personal use, as well as a bathroom with a toilet.

Private areas designed for your rest await you on split levels, offering a master suite with its en-suite bathroom and dressing room, two additional bedrooms, two bathrooms and a separate toilet.

Every room in the house has been designed to harmoniously connect with the outdoors: the

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2, rue Halévy - Le Ruhl

06000 Nice

Tél : +33 (0)4 92 07 09 50

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

terraces welcome you around the pool and jacuzzi, perfect for moments of relaxation. The landscaped Mediterranean garden creates a soothing and chic atmosphere.

A 50 sqm cellar, ideal for storage or a leisure space and parking for up to 4 cars complete this exceptional property.

Conveniently located close to shops and the town center for everyday ease.

Agency fees of 5% included and payable by the seller.

**PRESTATIONS :** Double glazing, Sliding windows, Electric shutters, Irrigation sprinkler, Barbecue, Outdoor lighting, Alarm system, Intercom, Electric gate, Swimming pool, Air-conditioning, Furnished, Window shade, Security door