

VILLA/HOUSE - 6 PIÈCE(S) - 161.13 M²

1 459 000 €



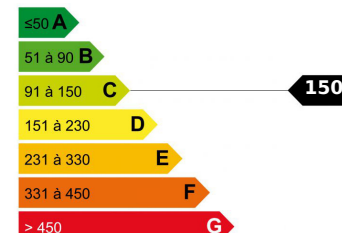
## DESCRIPTIF DETAILLE

Ref : CL-11201

Surface :	161.13 M²
Terrain :	1015 M²
Style :	MODERNE
Niveaux :	Single-storey
Mitoyenneté :	Non
Etat :	Excellent condition
Pièce(s) :	6
Chambre(s) :	4
Bain/Douche :	2
Toilette(s) :	1

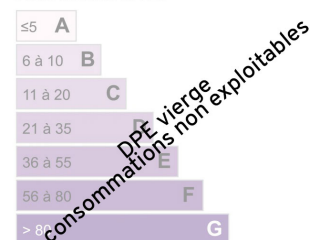
Surface séjour :	NC
Terrasse(s) :	NC
Exposition :	North, South
Vue :	Unobstructed
Chauffage :	Underfloor
Eau chaude :	Individual
Parking(s) :	NC
Garage(s) :	1
Cave :	1
Taxe foncière :	4 040,00 €

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NICE / SAINT-ANTOINE DE GINESTIÈRE : Superb single-storey 6-room detached villa, with a living area of 161 m², built on a beautiful flat plot of 1015 m², overlooking the hills of Nice West. Quiet area and close to shops and amenities.

The house consists of a large living room with fireplace, a fully equipped kitchen, all with a surface area of 65 m² opening onto a terrace, a large mezzanine, three bedrooms, a master bedroom en suite, a bathroom with toilet, a shower room with dressing room and a separate toilet.

A double garage and the possibility of parking four cars at the entrance to the property, a large cellar complete this property.

Flat land nicely landscaped with relaxation areas, with a summer kitchen and barbecue, fenced, as well as a beautiful salt swimming pool 1.80 m deep. This villa in perfect condition offers a very harmonious and very friendly setting.

Agency fees of 4% included payable by the seller.

**PRESTATIONS :** Air-conditioning, Central vacuum system, Fireplace, Double glazing, PVC window, Sliding windows, Internet, Electric shutters, Barbecue, Fence, Outdoor lighting, Alarm system, Intercom, Electric gate, Swimming pool, Irrigation sprinkler, Security door

DPE vierge  
consommations non exploitables