

VILLA/HOUSE - 5 PIÈCE(S) - 138.25 M²

995 000 €



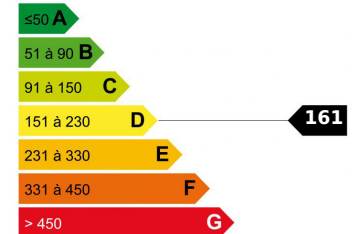
## DESCRIPTIF DETAILLE

Ref : LB-11222

<b>Surface :</b>	138.25 M²
<b>Terrain :</b>	1638 M²
<b>Style :</b>	
<b>Niveaux :</b>	Single-storey
<b>Mitoyenneté :</b>	Non
<b>Etat :</b>	Excellent condition
<b>Pièce(s) :</b>	5
<b>Chambre(s) :</b>	4
<b>Bain/Douche :</b>	3
<b>Toilette(s) :</b>	1

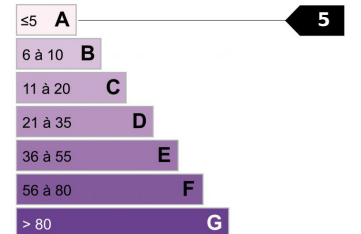
<b>Surface séjour :</b>	NC
<b>Terrasse(s) :</b>	1
<b>Exposition :</b>	South
<b>Vue :</b>	Panoramic
<b>Chauffage :</b>	Air-conditioning
<b>Eau chaude :</b>	Individual
<b>Parking(s) :</b>	NC
<b>Garage(s) :</b>	1
<b>Cave :</b>	NC
<b>Taxe foncière :</b>	2 434,00 €

Logement économe



Logement économe

Faible émission de GES



Forte émission de GES

CARROS : A true haven of peace nestled in lush greenery, 30 minutes from the center of Nice and 20 minutes from the airport. In a commanding position and in absolute tranquility, this sublime 5-room single-story villa offers panoramic sea and mountain views. Built on a beautiful 1,638 m² fenced plot, this property was completely renovated a few years ago and remains in impeccable condition. It offers high-quality features and permanent sunshine thanks to its south-facing exposure.

The house comprises an entrance hall, a 47sqm living/dining room with a fireplace and an open-plan equipped kitchen, 4 bedrooms, 2 of which are master suites with their own bathroom and toilet, a third shower room with toilet, and a laundry room.

All the features sought after when purchasing a house are here: peace and quiet, sunshine, a swimming pool, a garden and a single-story layout!

Magnificent wooded garden with swimming pool, pool house and several covered terraces. A large

Agence NP Promenade

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)

garage and 6 parking spaces.

You'll also appreciate the electric gate, electric blinds and shutters, automatic watering, a registered shed, and a barbecue.

The house is connected to mains drainage.

Agency fees included, payable by the seller.

**PRESTATIONS :** Air-conditioning, Fireplace, Double glazing, Aluminum window, Sliding windows, Internet, Flyscreens, Electric awnings, Crawl space, Electric shutters, Irrigation sprinkler, Barbecue, Fence, Outdoor lighting, Spring, Fire alarm system, Optical fiber, Alarm system, Safe, Intercom, Electric gate, Security door, Swimming pool