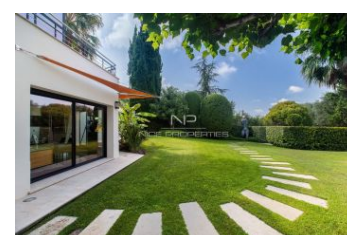
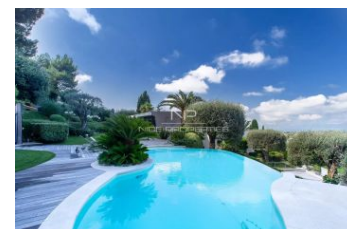


VILLA/HOUSE - 6 PIÈCE(S) - 310 M²

3 200 000 €



## DESCRIPTIF DETAILLE

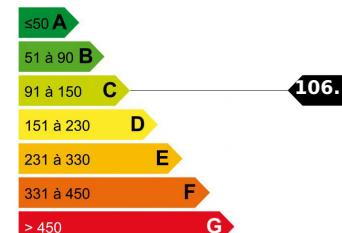
Ref : MSE-11228

<b>Surface :</b>	310 M²	<b>Surface séjour :</b>	NC
<b>Terrain :</b>	5000 M²	<b>Terrasse(s) :</b>	2
<b>Style :</b>	CONTEMPORAIN	<b>Exposition :</b>	NC
<b>Niveaux :</b>		<b>Vue :</b>	Panoramic
<b>Mitoyenneté :</b>	Non	<b>Chauffage :</b>	Underfloor
<b>Etat :</b>	Excellent condition	<b>Eau chaude :</b>	Individual
<b>Pièce(s) :</b>	6	<b>Parking(s) :</b>	5
<b>Chambre(s) :</b>	4	<b>Garage(s) :</b>	2
<b>Bain/Douche :</b>	4	<b>Cave :</b>	1
<b>Toilette(s) :</b>	2	<b>Taxe foncière :</b>	5 000,00 €

NICE HILLS / GAIRAUT : At 15 minutes from the center of Nice, private with maximal sunshine, a sublime contemporary property of 310 sqm built in the middle of a luxurious park of 5000 sqm where the most beautiful Mediterranean species are honoured. In remarkable condition with first class finishings, this real haven of peace offers a living room, dining room and large open kitchen that opens onto a magnificent terrace shaded by a lime tree. On the same floor, a sumptuous home office, a cellar, guest toilet as well as a large storage space. On the upper floor, 4 bedrooms each with a bathroom or shower, including a magnificent master. All the pieces open onto superbly furnished terraces. Pool, pool house, barbecue area, garden, double garage and numerous parking spaces. Permit obtained for an extension of an additional 30 sqm. Agency fees of 5% included at the charge of the seller.

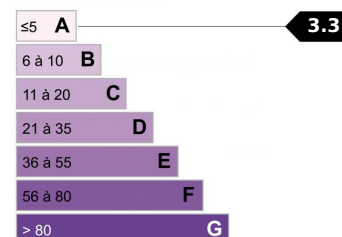
**PRESTATIONS :** Water softener, Air-conditioning, Whirlpool tub, Fireplace, Double glazing, Sliding windows, Double flow ventilation, Crawl space, Electric shutters, Irrigation sprinkler, Barbecue, Outdoor lighting, Fire alarm system, Alarm system, Electric gate, Security door, Videophone, Swimming pool

## Logement économe



## Logement économe

## Faible émission de GES



## Forte émission de GES