

VILLA/HOUSE - 9 PIÈCE(S) - 367.66 M²

3 300 000 €



## DESCRIPTIF DETAILLE

Ref : MF-11225

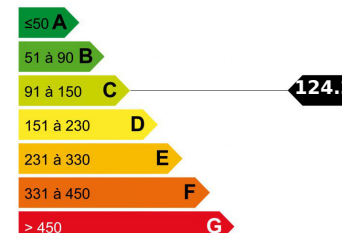
|               |                     |
|---------------|---------------------|
| Surface :     | 367.66 M²           |
| Terrain :     | 553 M²              |
| Style :       | MODERNE             |
| Niveaux :     |                     |
| Mitoyenneté : | Non                 |
| Etat :        | Excellent condition |
| Pièce(s) :    | 9                   |
| Chambre(s) :  | 4                   |
| Bain/Douche : | 1                   |
| Toilette(s) : | 1                   |

|                  |                  |
|------------------|------------------|
| Surface séjour : | 72.89 M²         |
| Terrasse(s) :    | 1                |
| Exposition :     | South            |
| Vue :            | Panoramic        |
| Chauffage :      | Air-conditioning |
| Eau chaude :     | Individual       |
| Parking(s) :     | NC               |
| Garage(s) :      | 1                |
| Cave :           | NC               |
| Taxe foncière :  | 5 500,00 €       |

NICE CIMIEZ : Ideally located in the heart of the residential district of Cimiez, in a gated estate close to the Arena and the shops, luxurious contemporary villa of 367 m² with swimming pool and solarium enjoying a panoramic view to the sea. Completely renovated in a modern style with luxurious fittings, air-conditioned, the villa rises on 3 levels connected by elevator. The garden level consists of a large living space with shower (easily convertible into a separate apartment) and technical rooms. On the 1st level there is an entrance, a living / dining room of more than 70m² opening onto a terrace, a magnificent open kitchen and a second kitchen / laundry room. The 2nd floor offers four large bedrooms including a master with terrace, dressing room and bathroom, 3 shower rooms, balcony and plenty of storage space. On the top floor, a 170m² solarium with a summer kitchen offering panoramic views of the city and the Cimiez Arena, with a lovely glimpse of the sea. A double garage and several parking spaces are available. A truly unique and exceptional property! Agency fees OF 5% included at the expense of the seller.

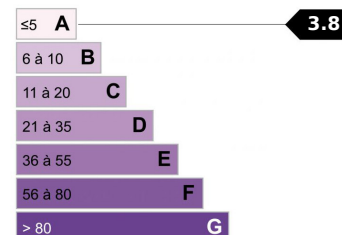
**PRESTATIONS :** Air-conditioning, Double glazing, Aluminum window, Sliding windows, Internet, Electric awnings, Connected thermostat, Electric shutters, Irrigation sprinkler, Barbecue, Outdoor lighting, Fire alarm system, Lift, Optical fiber, Alarm system, Electric gate, Security door, Video

## 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)

security, Videophone, Swimming pool