

VILLA/HOUSE - 6 PIÈCE(S) - 168 M²

1 190 000 €



DESCRIPTIF DETAILLE

Ref : LB-11241

Surface :	168 M ²
Terrain :	1530 M ²
Style :	
Niveaux :	Garden level
Mitoyenneté :	Non
Etat :	Excellent condition
Pièce(s) :	6
Chambre(s) :	4
Bain/Douche :	3
Toilette(s) :	1

Surface séjour :	48.5 M ²
Terrasse(s) :	NC
Exposition :	South-west
Vue :	Panoramic
Chauffage :	Air-conditioning
Eau chaude :	Individual
Parking(s) :	NC
Garage(s) :	NC
Cave :	1
Taxe foncière :	2 352,00 €

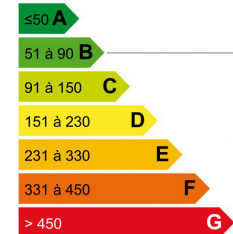
SAINT-JEANNET : In the picturesque village of Saint-Jeannet, just 30 minutes from the center of Nice and 20 minutes from the airport, this sublime 16sqm character house offers magnificent unobstructed views of the Baou de Saint-Jeannet and the mountains.

A true haven of peace, this property is built on a beautiful 1530sqm fenced plot with a swimming pool and a garden planted with Mediterranean plants and flowers. It offers high-end amenities while retaining its old-world charm and permanent sunshine due to its main south/west exposure. In impeccable condition, the house comprises an entrance hall, a spacious, light-filled 49sqm living room with a fireplace, a fully equipped adjoining kitchen, an office, a magnificent 32sqm master bedroom with a vestibule and bathroom, two further bedrooms, each with its own shower room, and a separate toilet.

On the garden level, there is a 21sqm studio with a separate entrance, a shower room and a toilet.

Several terraces and covered summer lounges with pergolas complement the garden, planted with olive, cherry and orange trees, and mimosa.

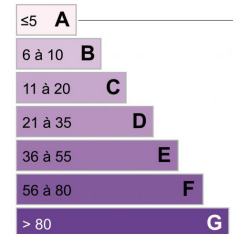
Logement économe



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Logement énergivore

Faible émission de GES



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Forte émission de GES

Agence NP Promenade

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All the features sought after when purchasing a house are here: tranquility, sunshine, a swimming pool, a garden, generous spaces...

You will also appreciate the comfort of the electric gate with videophone, automatic watering, outdoor lighting, a water recovery system for significant energy savings, laundry room, garden sheds and cellar.

The house is connected to the mains drainage system.

Excellent energy performance rating (EPC B), air-to-water heat pump, reversible air conditioning, a roof in perfect condition, inspected annually, a crawl space, burglar-proof insulated windows... Nothing has been left to chance.

Several parking spaces within the property and one parking space in front of the house.

Just a few hundred meters from the village of Saint-Jeannet and all its amenities and shops.

A unique property on the market!

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

PRESTATIONS : Air-conditioning, Fireplace, Double glazing, Aluminum window, Internet, Crawl space, Irrigation sprinkler, Barbecue, Fence, Outdoor lighting, Spring, Optical fiber, Alarm system, Intercom, Electric gate, Security door, Videophone, Swimming pool