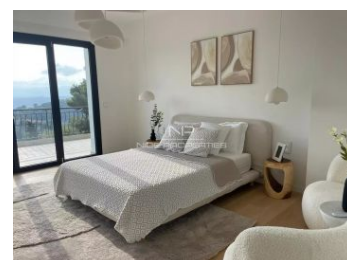


VILLA/HOUSE - 9 PIÈCE(S) - 394.28 M²

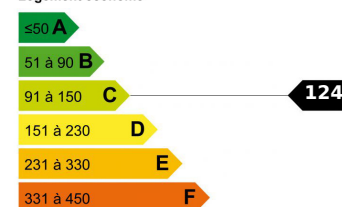
2 600 000 €



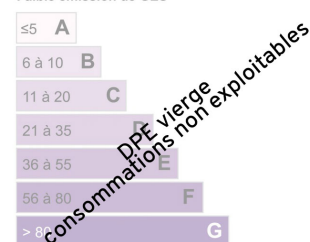
| | |
|----------------------|---------------------|
| Surface : | 394.28 M² |
| Terrain : | 2500 M² |
| Style : | MODERNE |
| Niveaux : | |
| Mitoyenneté : | Non |
| Etat : | Excellent condition |
| Pièce(s) : | 9 |
| Chambre(s) : | 5 |
| Bain/Douche : | 2 |
| Toilette(s) : | 1 |

| | |
|-------------------------|------------|
| Surface séjour : | 60.83 M² |
| Terrasse(s) : | 1 |
| Exposition : | South |
| Vue : | Panoramic |
| Chauffage : | Radiator |
| Eau chaude : | Individual |
| Parking(s) : | NC |
| Garage(s) : | NC |
| Cave : | NC |
| Taxe foncière : | NC |

Logement économe



Faible émission de GES



Forte émission de GES

NICE MONT LEUZE : This large and splendid 398 m² Provençal-inspired villa has been completely and luxuriously renovated and will be sold furnished. Built on a 2500 m² plot, it offers a large terrace on the garden level, a pétanque court, a swimming pool, and a barbecue area. The main level consists of an entrance hall, a magnificent 130 m² reception room with a living room, dining room, and open-plan equipped kitchen, all opening onto the terrace, a 38 m² master bedroom with a dressing room, WC, and bathroom equipped with a shower and bathtub, a second suite with a dressing room and shower room, a gym, a laundry room, and a storeroom. Upstairs, there is a large 43m² living room, two bedrooms with shower rooms and toilets, one of which has a dressing room, and a sublime master bedroom of nearly 50m² with a dressing room and bathroom with bathtub, shower, and toilet.

In short, this is a splendid family property or an exceptional second home.

Agency fees of 5% included at the expense of the seller.

PRESTATIONS : Air-conditioning, Double glazing, Aluminum window, Internet, Electric awnings, Car port, Irrigation sprinkler, Fence, Outdoor lighting, Fire alarm system, Window bars, Intercom, Security door, Swimming pool