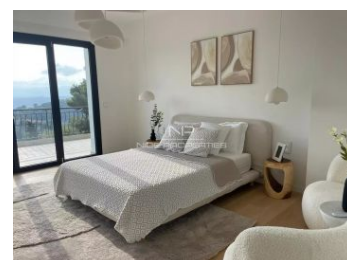


VILLA/HOUSE - 9 PIÈCE(S) - 394.28 M²

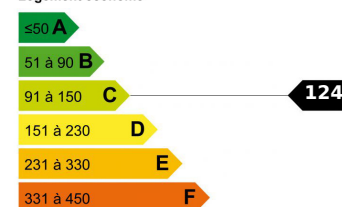
2 600 000 €



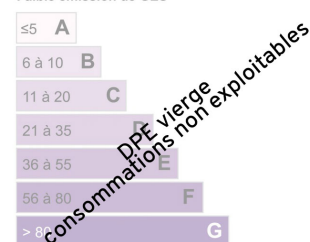
Surface :	394.28 M²
Terrain :	2500 M²
Style :	MODERNE
Niveaux :	
Mitoyenneté :	Non
Etat :	Excellent condition
Pièce(s) :	9
Chambre(s) :	5
Bain/Douche :	2
Toilette(s) :	1

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 splendid 398sqm Provençal-inspired villa has been completely and luxuriously renovated and will be sold furnished. Built on a 2500sqm 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 130sqm reception room with a living room, dining room, and open-plan equipped kitchen, all opening onto the terrace, a 38sqm 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 43sqm living room, two bedrooms with shower rooms and toilets, one of which has a dressing room, and a sublime master bedroom of nearly 50sqm 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,

Agence NP Masséna

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06000 Nice

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Email : info@nice-properties.fr

Security door, Swimming pool