2, rue Halévy - Le Ruhl 06000 Nice

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## VILLA/HOUSE - 5 PIÈCE(S) - 145 M<sup>2</sup>

1 450 000 €









| Logement économe |  |
|------------------|--|

| Surface séjour : | NC               |
|------------------|------------------|
| Terrasse(s):     | NC               |
| Exposition:      | East, South      |
| Vue:             | Unobstructed     |
| Chauffage :      | Air-conditioning |
| Eau chaude :     | Individual       |
| Parking(s):      | NC               |
| Garage(s):       | 1                |
| Cave:            | NC               |
| Taxe foncière :  | 2 400,00 €       |

145 M<sup>2</sup> Surface: Terrain: 790 M<sup>2</sup> Style: niçois Niveaux: Mitoyenneté: Non Etat: **Excellent condition** Pièce(s): 5 Chambre(s): 3 Bain/Douche: 2

Toilette(s):

NICE SAINT PIERE DE FERIC: Villa of approximately 150sqm on 3 levels, completely renovated, with quality services and offering a beautiful sea view from each floor.

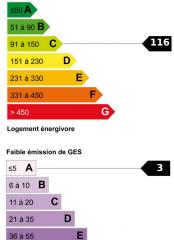
NC

On the ground floor, a living room with equipped kitchen and fireplace opening onto a corner terrace with sea view and a guest shower room.

On the 1st floor, you will find a master bedroom with bathroom/toilet and a space that can become a bedroom, a dressing room or an office. A gym with jacuzzi and sea view. On the garden level, there is a bedroom with shower room and toilet, a studio with independent entrance and a laundry room.

A swimming pool of 8.5/4 meters, a sauna and a garden with automatic watering. Outdoor parkings. Possibility of acquiring a land next. Agency fees included at the seller's expense.

PRESTATIONS: Air-conditioning, Fireplace, Home automation, Double glazing, Jacuzzi, Electric awnings, Electric shutters, Outdoor lighting, Electric gate, Swimming pool, Sauna, Sliding windows, Irrigation sprinkler, Fence, Alarm system, Video security, Fitness



56 à 80

Forte émission de GES