

VILLA/HOUSE - 5 PIÈCE(S) - 145 M²

1 450 000 €



## DESCRIPTIF DETAILLE

Ref : LF-11254

<b>Surface :</b>	145 M²	<b>Surface séjour :</b>	NC
<b>Terrain :</b>	790 M²	<b>Terrasse(s) :</b>	NC
<b>Style :</b>	niçois	<b>Exposition :</b>	East, South
<b>Niveaux :</b>		<b>Vue :</b>	Unobstructed
<b>Mitoyenneté :</b>	Non	<b>Chauffage :</b>	Air-conditioning
<b>Etat :</b>	Excellent condition	<b>Eau chaude :</b>	Individual
<b>Pièce(s) :</b>	5	<b>Parking(s) :</b>	NC
<b>Chambre(s) :</b>	3	<b>Garage(s) :</b>	1
<b>Bain/Douche :</b>	2	<b>Cave :</b>	NC
<b>Toilette(s) :</b>	NC	<b>Taxe foncière :</b>	2 400,00 €

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

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.

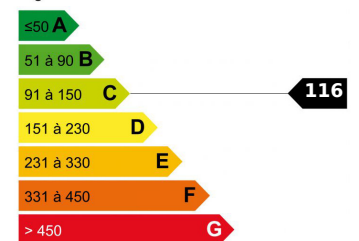
On the 1st floor, you will find a master bedroom with bathroom/toilet and a space that can become a bedroom, a dressing room or an office. A gym with jacuzzi and sea view. On the garden level, there is a bedroom with shower room and toilet, a studio with independent entrance and a laundry room.

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.

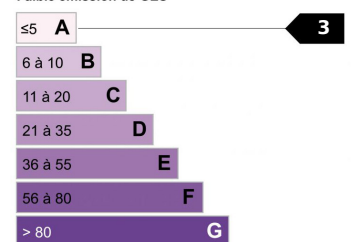
**PRESTATIONS :** Air-conditioning, Fireplace, Home automation, Double glazing, Jacuzzi, Electric awnings, Electric shutters, Outdoor lighting, Electric gate, Swimming pool, Sauna, Sliding windows, Irrigation sprinkler, Fence, Alarm system, Video security, Fitness

## Logement économe



## Logement énergivore

## Faible émission de GES



## Forte émission de GES