

## VILLA/HOUSE - 7 PIÈCE(S) - 262 M²

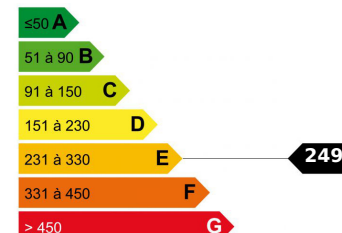
1 690 000 €



<b>Surface :</b>	262 M²
<b>Terrain :</b>	2200 M²
<b>Style :</b>	ART DECO
<b>Niveaux :</b>	
<b>Mitoyenneté :</b>	Non
<b>Etat :</b>	Excellent condition
<b>Pièce(s) :</b>	7
<b>Chambre(s) :</b>	4
<b>Bain/Douche :</b>	2
<b>Toilette(s) :</b>	1

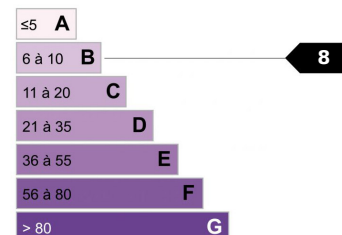
<b>Surface séjour :</b>	20.4 M²
<b>Terrasse(s) :</b>	1
<b>Exposition :</b>	East, South
<b>Vue :</b>	Panoramic
<b>Chauffage :</b>	Air-conditioning
<b>Eau chaude :</b>	Individual
<b>Parking(s) :</b>	2
<b>Garage(s) :</b>	1
<b>Cave :</b>	NC
<b>Taxe foncière :</b>	3 300,00 €

## Logement économe



## Logement énergivore

## Faible émission de GES



## Forte émission de GES

NICE PESSICART : SOLE AGENT. In a dominant position, this superb Art Deco villa 295sqm (262 m² Carrez law) offers beautiful volumes, refined services and pleasant terraces. The main part of 203sqm, accessible by lift, is a duplex apartment opening onto a 110sqm South/Est facing terrace. Stunning sea and city views from all rooms. Living/dining room with marble fireplace, a fully equipped semi-open kitchen with utility room, three bedrooms, two bathrooms, dressing room and two separate toilets. An independent duplex apartment of 59sqm opening onto a small terrace, is located on the 1st floor and ground floor and includes a living room, an equipped kitchen, a bedroom, a dressing room, a bathroom and a toilet. Spa, gym, solarium, garage and parkings complete this property in perfect condition. Agency fees 5% included at the expense of the seller.

**PRESTATIONS :** Air-conditioning, Lift, Barbecue, Fireplace, Double glazing, Intercom, Electric gate, Security door, Fitness, Swimming pool, Spa