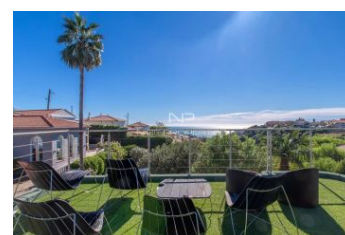


VILLA/HOUSE - 7 PIÈCE(S) - 356 M²

2 590 000 €



## DESCRIPTIF DETAILLE

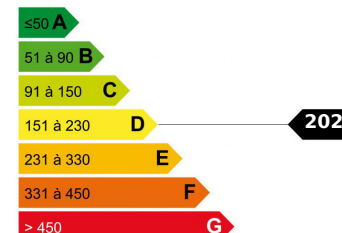
Ref : 11286

<b>Surface :</b>	356 M²	<b>Surface séjour :</b>	49.28 M²
<b>Terrain :</b>	2452 M²	<b>Terrasse(s) :</b>	4
<b>Style :</b>	MODERNE	<b>Exposition :</b>	South-west
<b>Niveaux :</b>		<b>Vue :</b>	Panoramic
<b>Mitoyenneté :</b>	Non	<b>Chauffage :</b>	Underfloor
<b>Etat :</b>	Excellent condition	<b>Eau chaude :</b>	Individual
<b>Pièce(s) :</b>	7	<b>Parking(s) :</b>	4
<b>Chambre(s) :</b>	5	<b>Garage(s) :</b>	1
<b>Bain/Douche :</b>	1	<b>Cave :</b>	1
<b>Toilette(s) :</b>	2	<b>Taxe foncière :</b>	5 338,00 €

NICE OUEST / VENTABRUN : At 5 minutes from the city center and the sea, in a residential area particularly calm, a superb 356 sqm property excluding annexes that enjoys maximal sunshine and an idyllic lifestyle, offering a splendid sea view. The main house offers a triple sized living room with cathedral ceilings, large kitchen, a master bedroom en-suite, 4 other bedrooms and 3 bathrooms, an office. The majority of the rooms open ton a terrace or garden, with marvelous panoramic views. In addition, the property offers an outdoor summer kitchen with an exterior winter lounge, a fitness gym, a 3 room apartment, a beautiful pool, and a large garage. Cellar, technical room and numerous parking spaces. You will be seduced by the charm of this extremely comfortable and atypical property . Agency fees of 5% included at the charge of the seller.

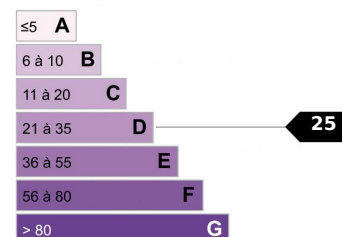
**PRESTATIONS :** Air-conditioning, Whirlpool tub, Fireplace, Double glazing, Sliding windows, Caretaker house, Electric awnings, Electric shutters, Car port, Irrigation sprinkler, Barbecue, Outdoor lighting, Alarm system, Electric gate, Security door, Video security, Videophone, Swimming pool

## Logement économe



## Logement énergivore

## Faible émission de GES



## Forte émission de GES