Agence NP Villefranche

2, avenue de la Grande Bretagne
06230 Villefranche-sur-Mer
Tél : +33 (0)4 93 91 92 57
Email : info@nice-properties.fr

VILLA/HOUSE - 9 PIÈCE(S) - 440 M²

3 950 000 €





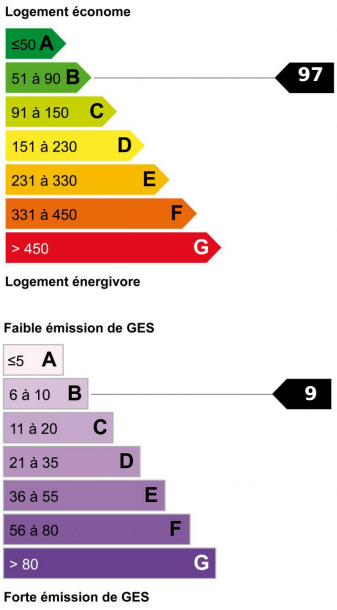




DESCRIPTIF DETAILLE

Ref : 11293

Surface :	440 M²	**Surface séjour :**	19.57 M²
Terrain :	NC	**Terrasse(s) :**	1
Style :	CONTEMPORAIN	**Exposition :**	South
Niveaux :		**Vue :**	Panoramic
Mitoyenneté :	Non	**Chauffage :**	Air-conditioning
Etat :	Excellent condition	**Eau chaude :**	Individual
Pièce(s) :	9	**Parking(s) :**	NC
Chambre(s) :	4	**Garage(s) :**	2
Bain/Douche :	2	**Cave :**	NC
Toilette(s) :	1	**Taxe foncière :**	3 000,00 €



ROQUEBRUNE-CAP-MARTIN : Nestled on the heights of Roquebrune, in a very quiet and green residential area, with a splendid panoramic view of the sea and the hills, this sumptuous contemporary villa, renovated in 2024, sits on a 1,770 m² plot of land enjoying sunshine from morning to evening.
Built on 3 levels, it comprises a living room, kitchen, lounge, 3 en-suite bedrooms, a separate two-room apartment, a double garage, and numerous outbuildings. There is ample outdoor parking. A must-see.
Note: The images of the swimming pool are computer-generated. Renovation work is required to restore it.
Agency fee of 5% included, payable by the seller.

PRESTATIONS : Water softener, Air-conditioning, Home automation, Double glazing, Aluminum window, Electric shutters, Irrigation sprinkler, Outdoor lighting, Well, Intercom, Security door, Swimming pool, Fitness