Agence NP Promenade

2, rue Halévy - Le Ruhl
06000 Nice
Tél : +33 (0)4 92 07 09 50
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VILLA/HOUSE - 10 PIÈCE(S) - 378.3 M²

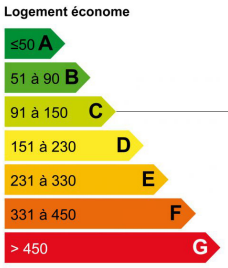
2 590 000 €

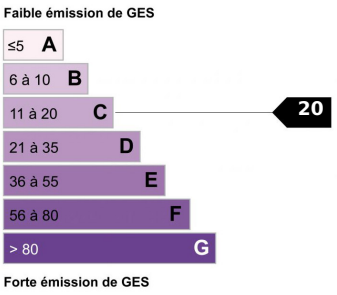












Surface :	378.3 M²	**Surface séjour :**	46 M²
Terrain :	1501 M²	**Terrasse(s) :**	1
Style :	Néo provençale	**Exposition :**	South
Niveaux :		**Vue :**	Panoramic
Mitoyenneté :	Non	**Chauffage :**	Central
Etat :	Requires updating	**Eau chaude :**	Individual
Pièce(s) :	10	**Parking(s) :**	NC
Chambre(s) :	6	**Garage(s) :**	NC
Bain/Douche :	3	**Cave :**	NC
Toilette(s) :	1	**Taxe foncière :**	3 482,00 €

NICE COLLINES / GAIRAUT : Located in a quiet dominant position, this beautiful and sunny Neo-Provençal villa, built in 2002, offers 10 rooms on 3 levels.

The entrance serves a living/dining room which opens onto a South-facing terrace of 63sqm enjoying a superb panoramic view of the sea, city and hills, a lounge with bar area, a kitchen and a back kitchen on the terrace, a bedroom and a bathroom/toilet.

Upstairs, you will find an en-suite bedroom into 14sqm terrace facing South with a panoramic view, two other bedrooms, a shower room and a bathroom.

The garden level includes a 4-room apartment with two bedrooms, an independent kitchen, two bathrooms, a shower room and two dressing rooms. A swimming pool with pool house, 2 summer kitchens and parkins complete the package.

A very pleasant family house 10 minutes from the shops and 20 minutes from the Promenade des

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Anglais.

Agency fees 5% included at the expense of the seller

PRESTATIONS : Double glazing, Window shade, Car port, Barbecue, Intercom, Electric gate, Swimming pool