

VILLA/HOUSE - 8 PIÈCE(S) - 280.06 M<sup>2</sup>

2 200 000 €



## DESCRIPTIF DETAILLE

Ref : REF-000000000059

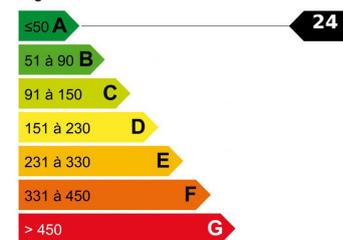
<b>Surface :</b>	280.06 M <sup>2</sup>	<b>Surface séjour :</b>	NC
<b>Terrain :</b>	800 M <sup>2</sup>	<b>Terrasse(s) :</b>	1
<b>Style :</b>	MODERNE	<b>Exposition :</b>	South
<b>Niveaux :</b>		<b>Vue :</b>	Unobstructed
<b>Mitoyenneté :</b>	Non	<b>Chauffage :</b>	Air-conditioning
<b>Etat :</b>	Excellent condition	<b>Eau chaude :</b>	Individual
<b>Pièce(s) :</b>	8	<b>Parking(s) :</b>	NC
<b>Chambre(s) :</b>	4	<b>Garage(s) :</b>	NC
<b>Bain/Douche :</b>	2	<b>Cave :</b>	NC
<b>Toilette(s) :</b>	1	<b>Taxe foncière :</b>	3 200,00 €

MOUANS SARTOUX: Located just a few minutes' drive from all amenities and main roads, on a lovely flat plot of land planted with trees, magnificent 280 m<sup>2</sup> contemporary villa offering 8 main rooms on 3 levels. The garden level features a beautiful entrance hall, large living room with top-of-the-range open kitchen, master suite with dressing room and shower room, guest toilet. Upstairs, 3 bedrooms, a dressing room, two shower rooms and a toilet, not forgetting a large, deep terrace. In the basement, 3 large rooms and a machine room. Superb swimming pool, 4 parking spaces. Fees of 5% included, payable by the vendor.

Information on the risks to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr)

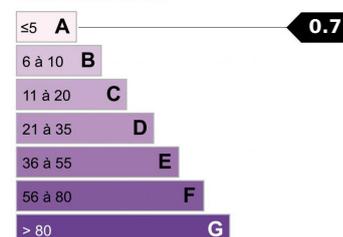
**PRESTATIONS :** Air-conditioning, Home automation, Double glazing, Aluminum window, Connected thermostat, Double flow ventilation, Electric shutters, Irrigation sprinkler, Outdoor lighting, Fire alarm system, Electric gate, Security door, Videophone, Swimming pool

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES