Agence NP Cannes

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# VILLA/HOUSE - 8 PIÈCE(S) - 280.06 M²

1 990 000 €





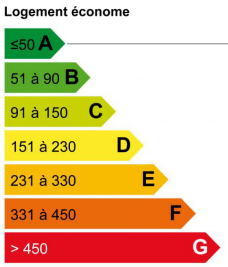


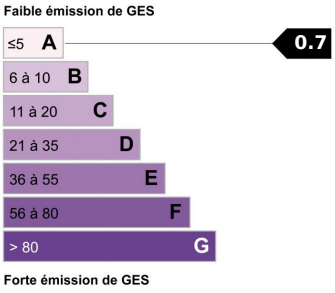


## DESCRIPTIF DETAILLE

Ref : SB 11316 B

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|---|---|---|---|
| **Surface :** | 280.06 M² | **Surface séjour :** | NC |
| **Terrain :** | 800 M² | **Terrasse(s) :** | 1 |
| **Style :** | MODERNE | **Exposition :** | South |
| **Niveaux :** | | **Vue :** | Unobstructed |
| **Mitoyenneté :** | Non | **Chauffage :** | Air-conditioning |
| **Etat :** | Excellent condition | **Eau chaude :** | Individual |
| **Pièce(s) :** | 8 | **Parking(s) :** | NC |
| **Chambre(s) :** | 4 | **Garage(s) :** | NC |
| **Bain/Douche :** | 2 | **Cave :** | NC |
| **Toilette(s) :** | 1 | **Taxe foncière :** | 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 m² 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

**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