

VILLA/HOUSE - 4 PIÈCE(S) - 102.45 M²

785 000 €



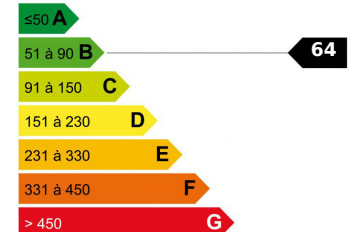
DESCRIPTIF DETAILLE

Ref : LB-11330

Surface :	102.45 M ²
Terrain :	1131 M ²
Style :	
Niveaux :	
Mitoyenneté :	Non
Etat :	Excellent condition
Pièce(s) :	4
Chambre(s) :	3
Bain/Douche :	2
Toilette(s) :	1

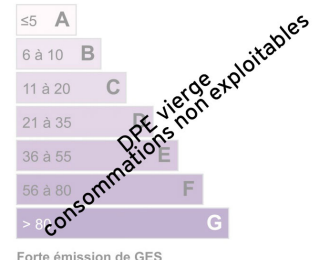
Surface séjour :	NC
Terrasse(s) :	NC
Exposition :	South, South-west
Vue :	Unobstructed
Chauffage :	Air-conditioning
Eau chaude :	Individual
Parking(s) :	NC
Garage(s) :	1
Cave :	NC
Taxe foncière :	NC

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

CARROS: A true haven of peace nestled in lush greenery, just 30 minutes from the center of Nice and 20 minutes from the airport. In a commanding location and absolute tranquility, this sublime contemporary 4-room villa with pool offers panoramic sea and mountain views. Built on a beautiful 1,131 m² fenced plot, this property was constructed in 2018 and remains in immaculate condition. It offers high-quality amenities and permanent sunshine thanks to its south-facing exposure.

This remarkable villa comprises an entrance hall, a spacious living room bathed in light thanks to its numerous bay windows and skylight, a fully equipped open-plan kitchen, three split-level bedrooms, one of which is en suite with a shower room, toilet, and dressing room, a second shower room, a laundry room, and a separate toilet.

Magnificent wooded garden with a salt-water swimming pool, pool house, and terrace.

It has all the features you'd look for when buying a house: peace and quiet, sunshine, a swimming pool, a garden, and a nearly single-story layout!

Agence NP Promenade

2, rue Halévy - Le Ruhl

06000 Nice

Tél : +33 (0)4 92 07 09 50

Email : info@nice-properties.fr

You'll also appreciate the electric gate, electric shutters, automatic watering, outdoor lighting, alarm, camera system, solar panels, and more.

Excellent energy performance rating (EPC B), water/water heat pump, reversible air conditioning, roof in perfect condition, wall insulation, double glazing, crawl space, and more.
The house is connected to mains drainage.

Just a few hundred meters from the village of Carros and all its amenities.

A large garage and several private parking spaces complete this property.

Agency fees included, payable by the seller. Information on the risks to which this property is exposed is available on the Géorisques website: <http://georisques.gouv.fr>

PRESTATIONS : Air-conditioning, Double glazing, Sliding windows, Internet, Solar panels, Electric awnings, Electric shutters, Irrigation sprinkler, Fence, Outdoor lighting, Alarm system, Electric gate, Security door, Video security, Swimming pool