

VILLA/HOUSE - 7 PIÈCE(S) - 256.35 M²

1 095 000 €



## DESCRIPTIF DETAILLE

Ref : LB-11364

<b>Surface :</b>	256.35 M²	<b>Surface séjour :</b>	NC
<b>Terrain :</b>	5000 M²	<b>Terrasse(s) :</b>	1
<b>Style :</b>		<b>Exposition :</b>	West, South
<b>Niveaux :</b>		<b>Vue :</b>	Panoramic
<b>Mitoyenneté :</b>	Non	<b>Chauffage :</b>	Radiator
<b>Etat :</b>	Good condition	<b>Eau chaude :</b>	Individual
<b>Pièce(s) :</b>	7	<b>Parking(s) :</b>	NC
<b>Chambre(s) :</b>	5	<b>Garage(s) :</b>	1
<b>Bain/Douche :</b>	2	<b>Cave :</b>	1
<b>Toilette(s) :</b>	1	<b>Taxe foncière :</b>	NC

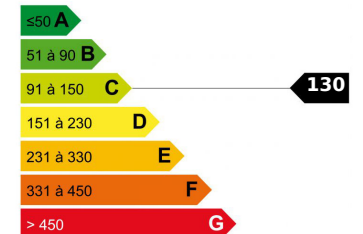
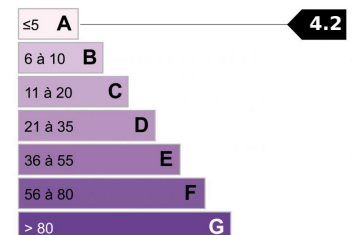
ASPREMONT: 25 minutes from Nice airport and city center, located between Gairaut and Aspremont, magnificent 260 m², 7-room neo-Provencal house with swimming pool, offering sublime, unobstructed views of the sea, mountains and the village of Aspremont. A true haven of peace, this remarkable property is built on a 5,000 m² plot planted with Mediterranean trees and flowers. Permanent sunshine thanks to its main South/West exposure.

The house, on two levels, offers generous volumes and is composed as follows:

-on the first floor, a very large, light-filled 56 m² living/dining room overlooking the garden and pool, a vast adjoining fitted kitchen, three bedrooms and two bathrooms, one with toilet. All rooms open onto a lovely terrace.

-Upstairs, an entrance hall, two bedrooms, one with balcony and bathroom, and a vast 38 m² games room.

## Logement économe

Logement énergivore  
Faible émission de GES

## Forte émission de GES

Agence NP Promenade

2, rue Halévy - Le Ruhl

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A very large basement provides ample storage space.

A turnaround area for parking up to ten vehicles and a large enclosed garage complete this property.

Good DPE in C, reversible air conditioning, calm and green environment, tinted concrete driveways...

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

Agency fees included, payable by the vendor. Information on the risks to which this property is exposed is available on the georisques website [http: //georisques.gouv.fr](http://georisques.gouv.fr)

**PRESTATIONS :** Air-conditioning, Double glazing, Internet, Crawl space, Fence, Outdoor lighting, Security door, Swimming pool