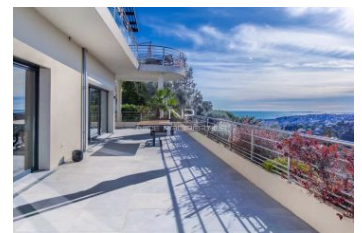


APARTMENT - 5 PIÈCE(S) - 173.62 M²

1 580 000 €

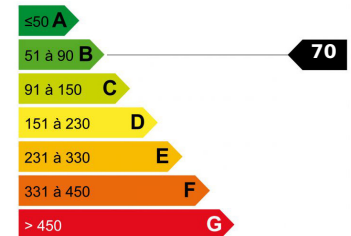


DESCRIPTIF DETAILLE

Ref : MM-11387

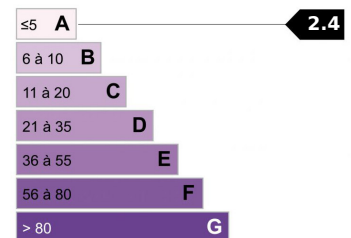
Surface :	173.62 M ²	Etage :	2nd
Style immeuble :		Exposition :	South-west
Etat :	Excellent condition	Vue :	Panoramic
Pièces(s) :	5	Chauffage :	Air-conditioning
Chambre(s) :	4	Eau chaude :	Individual
Bains/Douches :	2	Parking(s) :	NC
Toilette(s) :	1	Garage(s) :	1
Surface séjour :	NC	Cave :	1
Balcon(s) :	NC	Taxe foncière :	3 127,00 €
Terrasse(s) :	1 M ²	Charges :	NC

Logement économe



Logement économe

Faible émission de GES



Forte émission de GES

NICE, GAIRAUT / RIMIEZ district: Located in the heart of the sought-after Gairaut / Rimiez residential area, within a private, secure estate, this sublime 5-room luxury villa apartment offers a privileged living environment, combining calm and security, while remaining close to the center of Nice.

With approx. 175 m² of living space, this exceptional apartment boasts a magnificent view of the sea and hills, generous volumes and remarkable luminosity thanks to its many bay windows and ideal south-west exposure.

It comprises: an entrance hall with storage cupboards, a vast living room with a fully equipped kitchen opening onto an exceptional 170 m² terrace, a true extension of the interior space with a Jacuzzi, a fitness area and several relaxation areas.

The night space, harmoniously separated from the reception area, comprises: four bedrooms, one of which is en suite with its own bathroom with bath, shower and toilet, a guest toilet, a shower room with toilet, a bathroom with toilet.

Agence NP Promenade

2, rue Halévy - Le Ruhl

06000 Nice

Tél : +33 (0)4 92 07 09 50

Email : info@nice-properties.fr

This apartment offers rare comfort and a real feeling of living in a villa.

The environment is particularly appreciated for its tranquility, the quality of the neighborhood and its proximity to schools, nurseries, shops and transport. Immediate proximity to the Gairaut canal.

Excellent DPE in B, double glazing, electric roller shutters, reversible ducted air conditioning...

A large garage with electric charging station and mezzanine storage space, plus a room that can be used as a cellar, complete this unique apartment. Parking space in front of the garage and apartment.

Information on the risks to which this property is exposed is available on the Géorisques website <http://georisques.gouv.fr>

PRESTATIONS : Air-conditioning, Electric car terminal, Double glazing, Sliding windows, Internet, Jacuzzi, Electric shutters, Optical fiber, Security door, Videophone