

VILLA/HOUSE - 8 PIÈCE(S) - 300 M<sup>2</sup>

2 968 000 €

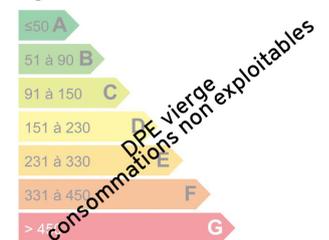


## DESCRIPTIF DETAILLE

Ref :

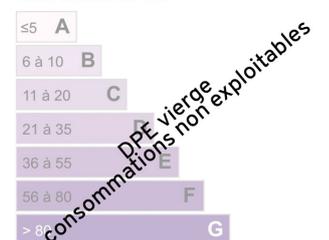
<b>Surface :</b>	300 M <sup>2</sup>	<b>Surface séjour :</b>	100 M <sup>2</sup>
<b>Terrain :</b>	2500 M <sup>2</sup>	<b>Terrasse(s) :</b>	1
<b>Style :</b>	Architecte	<b>Exposition :</b>	South
<b>Niveaux :</b>		<b>Vue :</b>	Unobstructed
<b>Mitoyenneté :</b>	Non	<b>Chauffage :</b>	Air-conditioning
<b>Etat :</b>	Excellent condition	<b>Eau chaude :</b>	Individual
<b>Pièce(s) :</b>	8	<b>Parking(s) :</b>	NC
<b>Chambre(s) :</b>	5	<b>Garage(s) :</b>	NC
<b>Bain/Douche :</b>	4	<b>Cave :</b>	NC
<b>Toilette(s) :</b>	1	<b>Taxe foncière :</b>	4 000,00 €

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NICE / GAIRAUT: Built on a 2500 m<sup>2</sup> landscaped plot, this villa boasts a privileged location, both quiet and sunny and close to the town center, and extends on three levels, comprising 8 rooms, including 5 bedrooms. From the moment you enter the villa, you'll be seduced by its contemporary comfort.

On the first floor, you'll find a 64 m<sup>2</sup> double living room, bathed in light thanks to large bay windows overlooking the pool and garden. This convivial reception area opens onto large terraces and extends into a refined dining room, ideal for entertaining, and a separate, fully-equipped kitchen, as well as a guest toilet.

Upstairs, the sleeping area offers an elegant atmosphere. It includes a beautiful en suite master bedroom with its own bathroom and custom-made dressing room, as well as three additional bedrooms, one of which is en suite, a bathroom, two shower rooms and a separate toilet. Under the roof, discover an 80 m<sup>2</sup> en suite bedroom with bathroom/toilet. The generous, harmonious spaces combine comfort, refinement and privacy.

Agence NP Promenade

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The basement features a gym, sauna, laundry room and dressing room. Set in a green setting, the villa enjoys a privileged residential environment. An elegant swimming pool and sunny terraces complete this exceptional ensemble.

We look forward to seeing you.

Agency fees payable by seller.

**PRESTATIONS :** Sliding windows, Electric shutters, Irrigation sprinkler, Fence, Intercom, Electric gate, Swimming pool, Fitness, Sauna, Air-conditioning, Double glazing, Outdoor lighting