

VILLA/HOUSE - 8 PIÈCE(S) - 300 M²

2 968 000 €

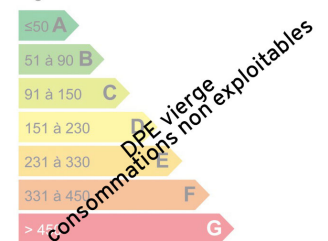


DESCRIPTIF DETAILLE

Ref :

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

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NICE / GAIRAUT: Built on a 2500 m² 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 m² 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 m² en suite bedroom with bathroom/toilet. The generous, harmonious spaces combine comfort, refinement and privacy.

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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