

VILLA/HOUSE - 13 PIÈCE(S) - 540 M<sup>2</sup>

3 790 000 €

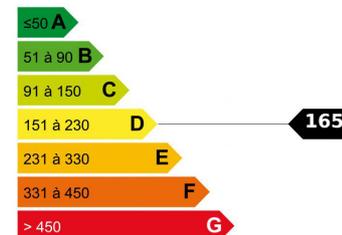


## DESCRIPTIF DETAILLE

Ref : 11408

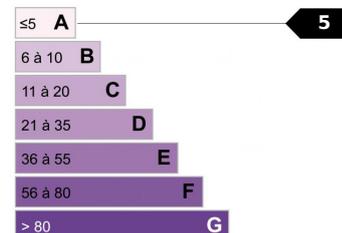
|                      |                      |                         |                  |
|----------------------|----------------------|-------------------------|------------------|
| <b>Surface :</b>     | 540 M <sup>2</sup>   | <b>Surface séjour :</b> | NC               |
| <b>Terrain :</b>     | 10297 M <sup>2</sup> | <b>Terrasse(s) :</b>    | NC               |
| <b>Style :</b>       | MODERNE              | <b>Exposition :</b>     | South            |
| <b>Niveaux :</b>     |                      | <b>Vue :</b>            | Panoramic        |
| <b>Mitoyenneté :</b> | Non                  | <b>Chauffage :</b>      | Air-conditioning |
| <b>Etat :</b>        | Excellent condition  | <b>Eau chaude :</b>     | Individual       |
| <b>Pièce(s) :</b>    | 13                   | <b>Parking(s) :</b>     | 6                |
| <b>Chambre(s) :</b>  | 5                    | <b>Garage(s) :</b>      | 2                |
| <b>Bain/Douche :</b> | 4                    | <b>Cave :</b>           | NC               |
| <b>Toilette(s) :</b> | 1                    | <b>Taxe foncière :</b>  | 7 590,00 €       |

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

**MOUANS SARTOUX :** Located in a high-quality residential estate, less than ten minutes by car from all amenities, sumptuous property of 540 m<sup>2</sup> built in 1970 in the heart of a wooded park of more than one hectare, with large swimming pool and pool-house, Jacuzzi, double garage and several outdoor parking spaces.

Very quiet, in excellent condition and enjoying perfect sunshine, the property now consists of three residential units linked by two interior staircases, but which also have independent access.

The ground floor offers an entrance hall, living room and dining room, kitchen and pantry, 4 bedrooms each with its own bathroom or shower, guest WC.

On the ground floor is another two-bedroom apartment, a studio, a one-bedroom apartment with a gym, a laundry room, a cellar and various storage spaces.

Almost the majority of the rooms open onto the terraces and the beautiful flat garden.

Very bright due to its large openings, with high ceilings, this prestigious villa offers an enchanting and privileged living environment. Agency fees of 5% included at the expense of the seller.

Complete picture dossier upon request.

**PRESTATIONS :** Air-conditioning, Double glazing, Sliding windows, Double flow ventilation, Crawl

Agence NP Masséna

10 rue Masséna

06000 Nice

Tél : +33 (0)4 93 01 50 00

Email : [info@nice-properties.fr](mailto:info@nice-properties.fr)

space, Electric shutters, Irrigation sprinkler, Fence, Electric gate, Security door, Videophone,  
Swimming pool