

VILLA/HOUSE - 5 PIÈCE(S) - 136.35 M²

1 250 000 €

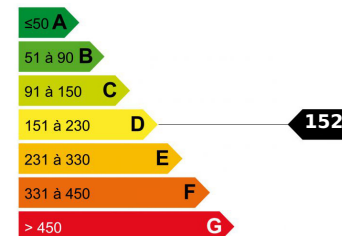


DESCRIPTIF DETAILLE

Ref : 11414

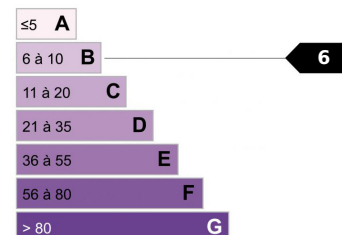
Surface :	136.35 M ²	Surface séjour :	38.07 M ²
Terrain :	1045 M ²	Terrasse(s) :	3
Style :	PROVENÇAL	Exposition :	South-west
Niveaux :		Vue :	Panoramic
Mitoyenneté :	Non	Chauffage :	Radiator
Etat :	Good condition	Eau chaude :	Individual
Pièce(s) :	5	Parking(s) :	2
Chambre(s) :	3	Garage(s) :	NC
Bain/Douche :	2	Cave :	NC
Toilette(s) :	1	Taxe foncière :	3 000,00 €

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NICE HILLS / GAIRAUT: Near the old Gairaut canal, in a quiet cul-de-sac, this charming Provençal villa on two levels offers stunning panoramic views of Nice, the Bay of Angels, and the surrounding hills. Located in a residential area amidst olive trees, it features large terraces, a living room with a fireplace and exposed beams, an independant kitchen, three bedrooms and an office, ample storage, a summer kitchen with a barbecue and oven, and two covered parking spaces. In good general condition and very dry, this southwest-facing villa would benefit from some refurbishment. Agency fees of 6% are included and payable by the seller.

PRESTATIONS : Fireplace, Double glazing, Crawl space, Car port, Irrigation sprinkler, Barbecue, Alarm system, Intercom, Electric gate, Security door, Air-conditioning, Fence, Outdoor lighting, Fire alarm system