

VILLA/HOUSE - 6 PIÈCE(S) - 207.77 M²

1 395 000 €



DESCRIPTIF DETAILLE

Ref : LF-11469

Surface :	207.77 M²	Surface séjour :	36.79 M²
Terrain :	NC	Terrasse(s) :	NC
Style :		Exposition :	South
Niveaux :	1st	Vue :	Panoramic
Mitoyenneté :	Non	Chauffage :	Convactor
Etat :	Good condition	Eau chaude :	Individual
Pièce(s) :	6	Parking(s) :	NC
Chambre(s) :	5	Garage(s) :	1
Bain/Douche :	3	Cave :	1
Toilette(s) :	1	Taxe foncière :	3 300,00 €

NICE - SAINT PANCRACE: Nestled in a greenery setting, on the heights of Saint-Pancrace, this superb villa of over 210 sqm of living space offers an exceptional living environment, combining absolute tranquility, nature, and a pleasant sea view.

Located in a residential environment, it benefits from landscaped land with a swimming pool, large terraces, relaxation areas, and a vegetable garden, just 15 minutes from Nice city center.

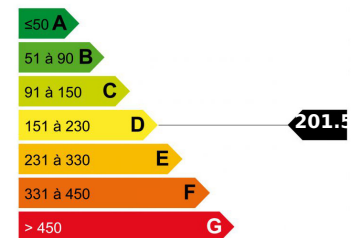
The garden level features a beautiful entrance leading to a large living room, a dining area, and a contemporary kitchen. These rooms lead to outdoor spaces and the south-facing pool, offering a lovely sea view in the background.

A master suite with access to a south-facing terrace, a laundry room, and a pantry complete this level.

On the upper floor, you will find the sleeping area comprising:

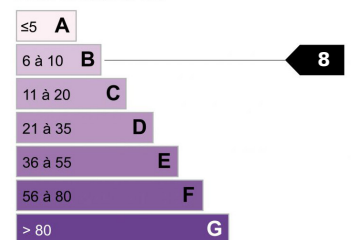
A master bedroom with two walk-in closets and a bathroom/toilet opening onto a south-facing terrace with panoramic sea and greenery views,

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

Agence NP Promenade

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Another bedroom en suite with a shower room,
and two other rooms with unobstructed views sharing a bathroom and a separate toilet.

In the basement, garage, cellar, and annexes. Not to mention several parking spaces.
Family home, pleasant and sunny, with ideal comfort.

Including fees paid by the seller.

PRESTATIONS : Fireplace, Double glazing, Barbecue, Alarm system, Intercom, Swimming pool, Air-conditioning, Outdoor lighting, Security door