

**2 090 000 €**

**For sale villa**

**8 rooms**

**Surface : 280 m²**

**Surface of the living : 50 m²**

**Surface of the land : 4000 m²**

**Year of construction : 1980**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : Exceptionnel**

**Couverture : tiles**

**Features :**

pool, fireplace, double glazing, Arrosage automatique, Buanderie, Portail automatique, calm

6 bedroom

3 terraces

2 bathrooms

3 showers

5 WC

1 garage

2 parkings

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

14/05/2024 - Prix T.T.C



### Villa 578 Nice

**NICE - GIRAUT SUPERIEUR - EXCEPTIONAL ARCHITECT'S HOUSE 274 M² - ABSOLUTE QUIET - CLEAR HILL/SEA VIEW - SWIMMING POOL - PARKING - ELEVATOR** A house built on the garden level and ground floor of one storey, with a living area of approximately 274 m² composed of: - At the entrance floor level: landing + entrance cupboard, three bedrooms, one with terrace and one with loggia, a bathroom, two shower rooms, separate WC, relaxation area, hallway, cupboards, elevator. - On the ground floor: living-dining room with terrace, kitchen, laundry room, dressing room, landing and hallway, bedroom with terrace, bathroom with WC, separate WC, veranda, cellar. - At swimming pool level: mini studio with main room, shower room and WC, and large studio with living room, bathroom with WC, dressing room and kitchen, laundry room, two reserves, swimming pool room. - Two-wheel garage - two-car garage - swimming pool. To visit without delay

Fees and charges :

2 090 000 € fees included

