## 3 200 000 €

## Contact agency Saint Pierre Immobilier

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For sale luxury property

8 rooms

Surface: 550 m²

Surface of the living: 73 m<sup>2</sup> Surface of the land: 2634 m<sup>2</sup> Year of construction: 1981 Exposition: Sud ouest

View: Jardin

**Inner condition**: a refresh **External condition**: GOOD

## Features:

POOL, pool house, Jacuzzi spa, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

5 bedroom

4 terraces

1 bathroom

4 showers

8 WC

4 garage

4 cellars

Energy class (dpe) : E

Emission of greenhouse gases (ges): F



## Luxury property 10831 Nice

Charming prestigious residence to acquire in Nice! This detached house with an exceptional surface area of 596 m² on a plot of 2634 m², just needs to be refreshed to become your refuge of tranquility. Ideally facing South-West, it offers a soothing view of its garden. You will be seduced by its spaces, including a 73 m² living room, an independent kitchen, 6 bedrooms, 7 bathrooms and 7 toilets. It also has 4 terraces to enjoy the Mediterranean climate, 4 cellars, as well as a swimming pool with pool house for moments of relaxation. Other services: fireplace, bedroom on one level, double glazing, automatic watering, laundry room, automatic gate. All in a calm environment. Sewerage sanitation. Oil heating. Date of construction: 1981.

Fees and charges:

Annual current expenses 3 948 €

Well condominium

82 lots in the condominium 3 200 000  $\in$  agency fees 4,50% à the responsibility of the buyer included





