

1 985 500 €

Contact agency

MCE Immobilier

165 Avenue de Nice

06800 Cagnes-sur-Mer

09 70 94 70 18 / contact@mce-immo.com

For sale villa

8 rooms

Surface : 280 m<sup>2</sup>

Surface of the living : 50 m<sup>2</sup>

Surface of the land : 4000 m<sup>2</sup>

Year of construction : 1980

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

Couverture : tiling

Features :

POOL, fireplace, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

6 bedroom

3 terraces

2 bathrooms

3 showers

5 WC

1 garage

2 parkings

1 cellar

Document non contractuel

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A



### Villa 578 Nice

NICE - GAIRAUT SUPERIEUR - EXCEPTIONAL ARCHITECT'S HOUSE 274 M<sup>2</sup> - 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 m<sup>2</sup> 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 :

1 985 500 € fees included

