

1 900 000 €

Contact agency

Cot'Ouest Immobilier

203 avenue de la californie

06200 Nice

04 92 09 77 20 / info@cotouest-immobilier.com

For sale house

11 rooms

Surface : 362 m<sup>2</sup>

Surface of the land : 2750 m<sup>2</sup>

Year of construction : 2000

Exposition : Sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

Features :

POOL, CALM, AIR CONDITIONING, pool house, double glazing, Automatic Watering, electric shutters

8 bedroom

3 terraces

1 bathroom

4 showers

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

17/07/2024 - Prix T.T.C



## House 4773 Gattières

GATTIERES - SUPER GATTIERES VILLA 11P / STANDING LUXURY / SEA VIEW / NICE AIRPORT 25 MIN Magnificent architect-designed villa with luxurious fittings with an area of around 362 m<sup>2</sup> on landscaped grounds of 2,750 m<sup>2</sup> with a Zen garden, fruit trees, Mediterranean species. Possibility of parcel detachment. Parking for 8 to 10 vehicles possible. The property on 3 levels is composed of 5 independent apartments, ideal guest house or business conferences. It consists, on one level, of a large 4p apartment with open fitted kitchen, spacious bright living/dining room, thanks to its multiple bay windows extended by a terrace overlooking the sea and mountain views. 1 master bedroom en suite with dressing room and bathroom, two bedrooms, two bathrooms with hydromassage and chromotherapy shower, guest toilet. On the 1st: A studio with fitted kitchen, bathroom with hydromassage shower and WC, large terrace overlooking the panoramic sea and mountain views. On the ground floor: A 3P apartment with living room, fitted kitchen, two bedrooms, two bathrooms with hydromassage shower, separate WC. Two studios with equipped kitchen and bathroom. A spa with indoor swimming pool, jacuzzi, sauna, hammam, gym, laundry room and cellar. Heated swimming pool, pool house.

Fees and charges :

1 900 000 € fees included

