

625 000 €

**Contact agency**

**Agence de la basilique**

10 Avenue Albert 1er

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**For sale contemporary house**

**5 rooms**

**Surface : 110 m²**

**Surface of the living : 38 m²**

**Surface of the land : 2278 m²**

**Year of construction : 1998**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : NEW**

**External condition : exceptional**

**Couverture : tiling**

**Features :**

AIR CONDITIONING, POOL, Poêle a granulés, master suite w alk-in, Automatic Watering, Laundry room

3 bedroom

2 terraces

2 show ers

2 WC

1 garage

10 parkings

1 cellar

**Energy class (dpe) : D**

Document non Contractuel

Emission of greenhouse gases (ges) : A



**Contemporary house 466 Nans-les-Pins**

EXCLUSIVE, NANS LES PINS 83860, INCREDIBLE VILLA WITH PERFECT FINISHES In a secure housing estate with automatic gate, caretaker and shared swimming pool (uncrowded), mainly invested by beautiful second homes with very careful owners, come and marvel at this sublime villa in which you can directly put your suitcases... Maintained in the smallest details both inside and outside: with current and modern tiling, reversible air conditioning in this beautiful living space facing south as well as a new pellet stove, its independent kitchen equipped with worktop marble work adjoining a large garage and cellar in the basement. A superb master suite with its bathroom, toilet and dressing room. Upstairs, two large bedrooms, a beautiful bathroom with toilet. Finally, outside, a little corner of paradise.... fully landscaped and equipped with large welcoming terraces, a private swimming pool, a real 12 m bowling green, a car port for two vehicles and numerous parking spaces! Each space is a discovery: a vegetable garden corner, a natural corner with numerous oak trees, hidden from view and in absolute calm

Fees and charges :

Annual current expenses 2 300 €

Well condominium

625 000 € fees included

