

1 990 000 €

**Contact agency**

**Portissim**

7 Quai de la Perouse - Port de Plaisance  
06700 Saint-Laurent-du-Var  
+33 (0)4 93 07 31 62 / portissim@orange.fr

**For sale house**

**8 rooms**

**Surface : 590 m<sup>2</sup>**

**Surface of the living : 75 m<sup>2</sup>**

**Surface of the land : 1100 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Plein sud**

**View : Mer**

**Hot water : Electrique**

**Inner condition : a refresh**

**Features :**

pool house, Parking, Automatic gate,  
double glazing, Automatic Watering,  
Laundry room

3 bedroom

2 bathrooms

1 shower

4 WC

6 garage

1 cellar



**House 25300 Nice**

ALPES-MARITIMES (06) NICE WEST In a prestigious and residential area, 10 minutes from the heart of Nice, you will find this villa sitting on a plot of 1000m<sup>2</sup> on 3 levels with lift, more than 330m<sup>2</sup> of living space. Living room of 75m<sup>2</sup> with a magnificent view of the sea and Saint Jean-Cap-Ferrat. An independent kitchen with its access to a terrace, 3 bedrooms including a master with access to the garden and swimming pool. Office of 60m<sup>2</sup>, 3 shower rooms, 4 toilets. All the rooms open onto an exterior, very bright thanks to the large bay windows. To complete this exceptional property, a 20m<sup>2</sup> wine cellar, a 110m<sup>2</sup> garage, games room, pool house, cupboards and laundry room. A rare property to discover very quickly.

Fees and charges :

1 990 000 € fees included

Document non contractuel

20/05/2024 - Prix T.T.C

