

1 348 000 €

**For sale house**

**6 rooms**

**Surface : 226 m²**

**Surface of the living : 40 m²**

**Surface of the land : 1535 m²**

**Year of construction : 1996**

**Exposition : Sud ouest**

**View : Montagne**

**Hot water : Gaz**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Features :**

pool, calm, air conditioning, Vide sanitaire,

pool house, double glazing, Automatic

Watering, Laundry room, wine cellar

4 bedroom

1 terrace

1 bathroom

2 show ers

3 WC

3 parkings

**Legal information**

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



House 5104 Nice

**EXCEPTIONAL VILLA IN NICE WEST – CORNICHE FLEURIE** Located in the heart of a secure luxury development, discover this superb 7-room family villa, offering 226 m² of living space on a vast landscaped plot of 1,535 m². On one level: You will be charmed by a beautiful 40 m² living room with living room and open kitchen, opening directly onto a huge 120 m² terrace with swimming pool. This level also includes 3 bedrooms, including a master suite with shower room, a bathroom with WC, as well as a dressing room. On the ground floor: – An independent two-room apartment with terrace – A gym with sauna and shower room – A wine cellar – A games room, ideal for children or evenings with friends The advantages of the villa:

- ✓ ☐ Clear and panoramic view of the Baous and the valley ✓ ☐ West-facing – natural light all day long ✓ ☐ Direct access to the swimming pool from the living areas ✓ ☐ Large 40 m² carport + driveway that can accommodate up to 3 vehicles ✓ ☐ ...

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