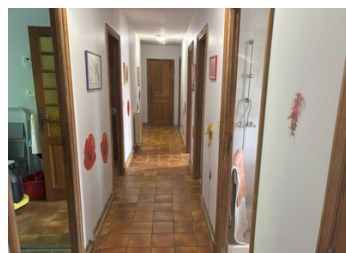


4 bed house 158m on 1980m land, covered swimming pool & garage 2 cars. Possibility to add 1st floor 160m

EXCLUSIVE



INFORMATION

Town:	Bendejun
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	158 m2
Plot Size:	1980 m2

IN BRIEF

Large ground floor house with undeveloped first floor of 160m².

There is an outside garage of 25m² with space for two cars.

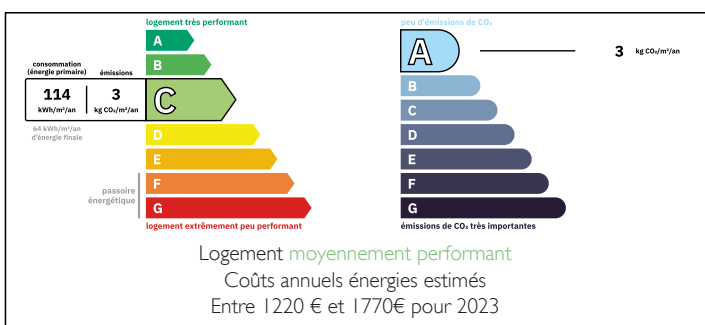
The house faces south with panoramic views.

The house is situated in a quiet cul de sac.

There is a separate studio with its own bathroom and kitchen with access from inside and outside the house.

The first floor of 160m² can be used to put in additional bedrooms, bathrooms and playroom or even to create a separate apartment with its own private entrance.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The living room of 32m² gives onto a dining area of 11m² next to the kitchen.

From the living room a corridor leads to the bedrooms and a studio with its own bathroom and kitchen. The studio can be separated from the house as it has its own outside entrance.

A storage area can be converted into an additional bedroom, if required.

The swimming pool has a retractable cover.

There are fig, orange, grapefruit, apricot trees as well as grapevines and raspberry plants in the garden.

The property is 30 minutes from the centre of Nice (23km).

The town of Blausac is 7km from Bendejun. It has an Intermarché supermarket, butcher, baker, petrol station and restaurants.

There are three buses each day to and from Nice.

In four years time there will be tram line 5 to Drap (13km from Bendejun). There will be parking, so that people can then take the tram into Nice.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES