

4-room house, 150m on 680m of land. 3 bedrooms, 1 bathroom, 3 shower rooms, 4 toilets. Garage, Swimming pool

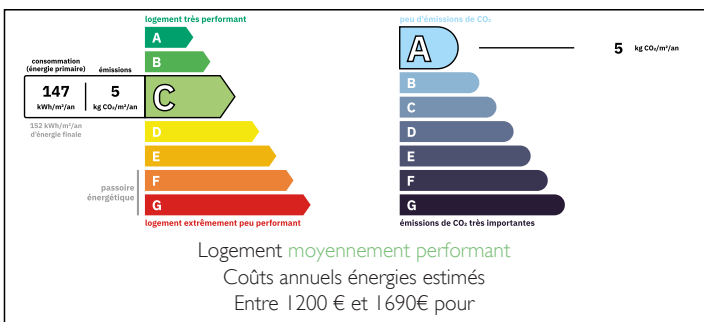


INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	4
Floor:	150 m2
Plot Size:	680 m2



ENERGY - DPE

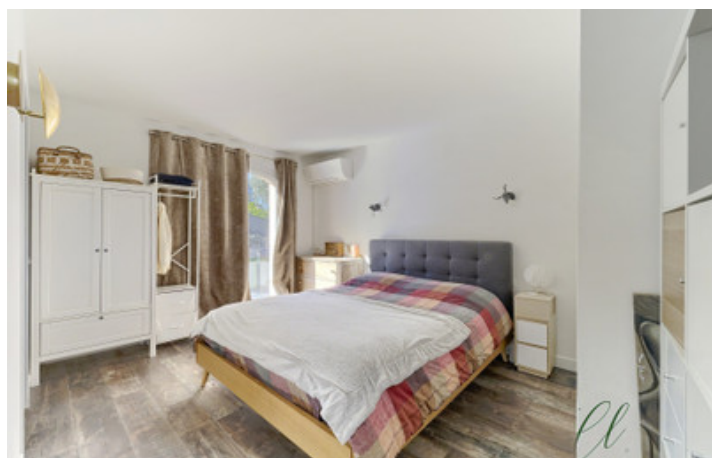


IN BRIEF

Magnificent villa located in a private and secure estate in a green environment.

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

560

Comprising three levels with a total surface area of 150 m²:

Ground floor: Large 42 m² living room with open-plan kitchen opening onto a loggia, bedroom with shower room and WC, bedroom with the possibility of adding another shower room, separate WC. All levels open onto the garden by the pool.

Upper level: Master suite with dressing room, shower room and WC opening onto a rooftop terrace with sea views and a magnificent cathedral ceiling.

Lower level: Large storage area and laundry room, bedroom with shower room and WC, access to the garage and workshop

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

LOCAL TAXES

Taxe foncière: 3171 EUR

Taxe habitation: EUR

NOTES