



MAGNIFICENT VILLA IN LANDSCAPED GROUNDS

2 600 000 €



DESCRIPTIVE :

VILLA with a living area of approx. 394 M2 built on a plot of approx. 2,500 M2, nestled in the hills in a peaceful, residential area of Nice, spread over 2 levels and comprising :

- Ground floor: warehouse with mezzanine.
- 1st floor: a 5-room apartment comprising a living room, kitchen/dining room, four bedrooms, office, bathroom, shower room, cellar, boiler room and terrace.
- 2nd floor: a 5-room apartment comprising a living room, kitchen, four bedrooms, study, bathroom and terrace.
- 3rd floor: attic.

A swimming pool, pétanque court and stone barbecue complete this property.

Co-owned property: Yes

Property tax: €xxx

Assessment: In progress

Energy consumption: x - xxxKwh/m²/year

GHG emissions: x - xxxKgCO²/m²/year

Information on the risks to which this property is exposed is available on the

Géorisques website <http://georisques.gouv.fr>

Agency fees will be fully paid by the seller.

REF: VF369

DETAILS



*394 m²



Excellent condition



Clear , Gardens, Hills view

*marketable surface area

This document does not form part of any offer or contract. All measurements, areas and distances are approximate. The information and plans contained herein are believed to be correct, however, their accuracy is not guaranteed. The photographs show only certain parts of the property at the time they were taken. This offer is subject to change of price or other conditions, without prior notice.



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