### VILLA MONT LEUZE NICE



### MAGNIFICENT VILLA IN LANDSCAPED GROUNDS



### **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** 

# \*394 m² Excellent condition Clear , Gardens, Hills view

\*marketable surface area











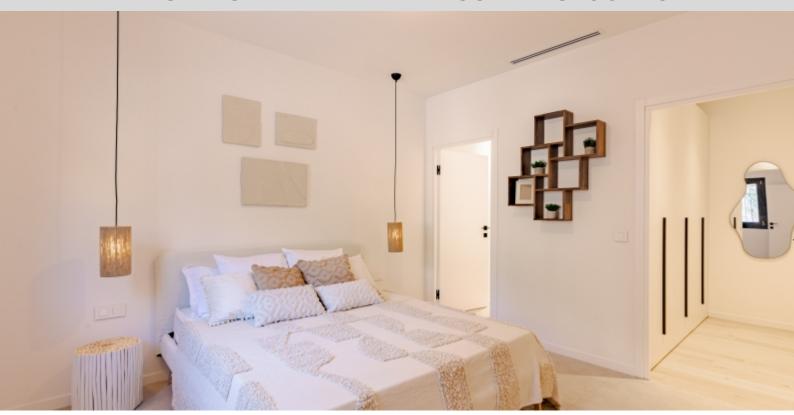


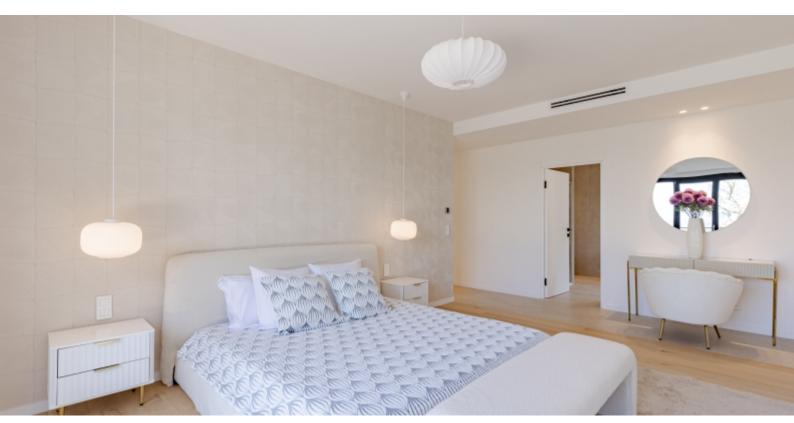






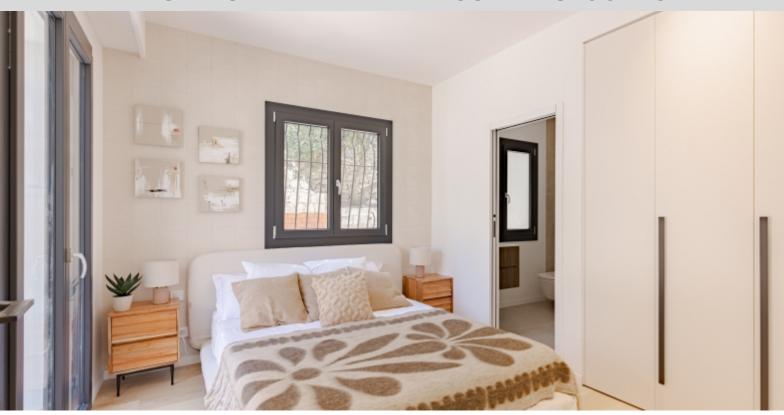








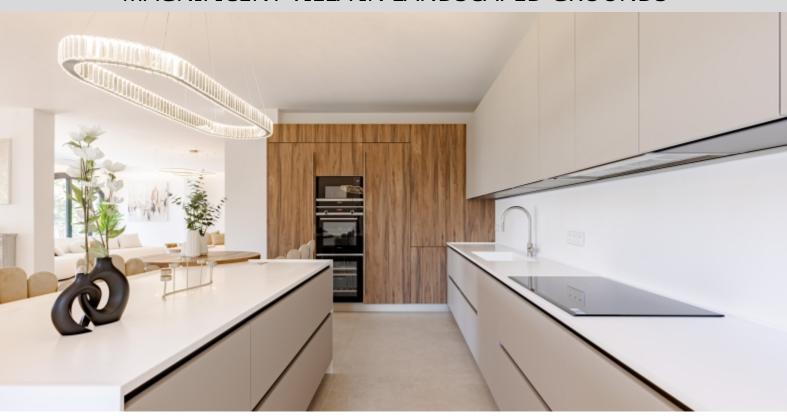








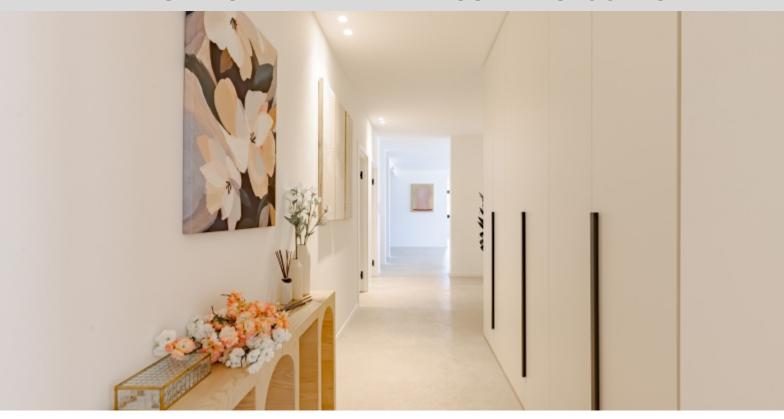










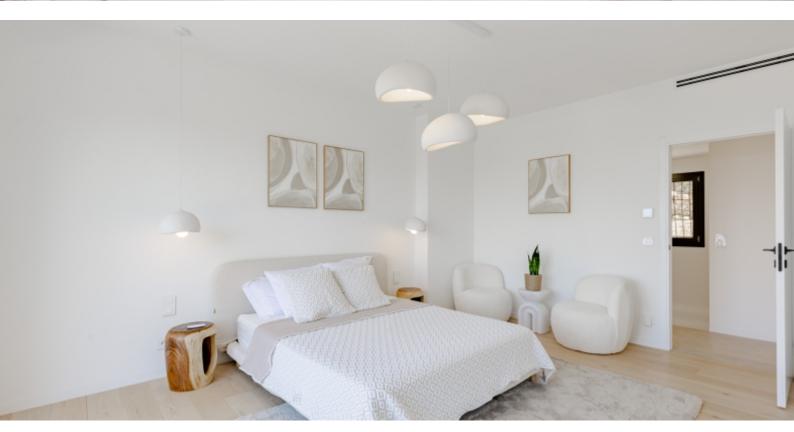






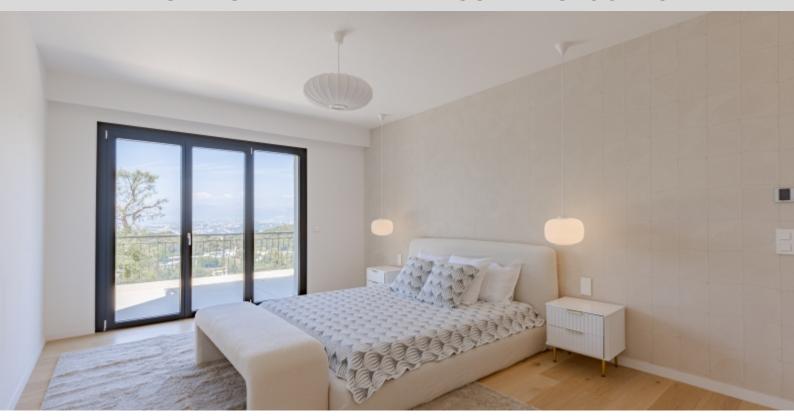
















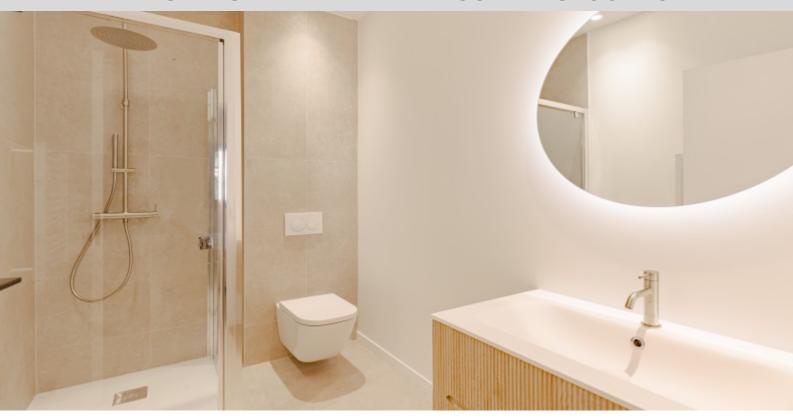


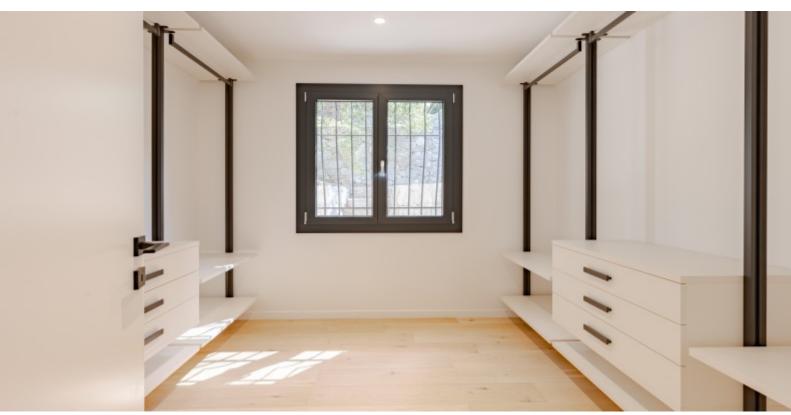






































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