COLDWELL BANKER
EUROPA REALTY

House Nice 280 m²



SALE PRICE : 1 580 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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DESCRIPTION

Located in the sought-after area of Nice Gairaut, this 280 m² architect-designed villa offers immense potential. Its structure is in perfect condition and the roof has already been renovated, providing a solid and lasting base to redesign and modernize the interior to your taste.
Built over several levels and served by an interior lift, it impresses with its generous volumes, brightness, and large bay windows opening onto vast terraces with a lovely sea glimpse and panoramic views of the surrounding hills.
Set on a plot of around 7,000 m², facing south, the property enjoys an extremely peaceful environment with no overlooking, guaranteeing total privacy.
It offers a total of 8 rooms, including 4/5 bedrooms, as well as an outbuilding adjoining the pool. Currently arranged as a pool house, it provides a second bright living room with large bay windows opening directly onto the pool, creating a convivial and ideal atmosphere for entertaining.
Easily accessible and well connected by public transport, the property also benefits from a strategic location, just minutes from Nice city center and the international airport, both quickly and conveniently accessible.
Finally, for parking, it includes a garage, a carport, and several outdoor parking spaces.
A rare opportunity, combining absolute tranquility, privacy, and unique potential, to create an exceptional residence in a privileged setting.
Fees payable by the seller
Property tax: €4,295 per year
Risk information for this property is available at: georisques.gouv.fr

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FEATURES

Property type:	House	Area:	280.5 m²	Elevator:	Oui
Property tax:	€4.00	Number of rooms:	8 rooms	Number of bedrooms:	5 bedrooms

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 151

Greenhouse gas emissions (GHG) index: A 4

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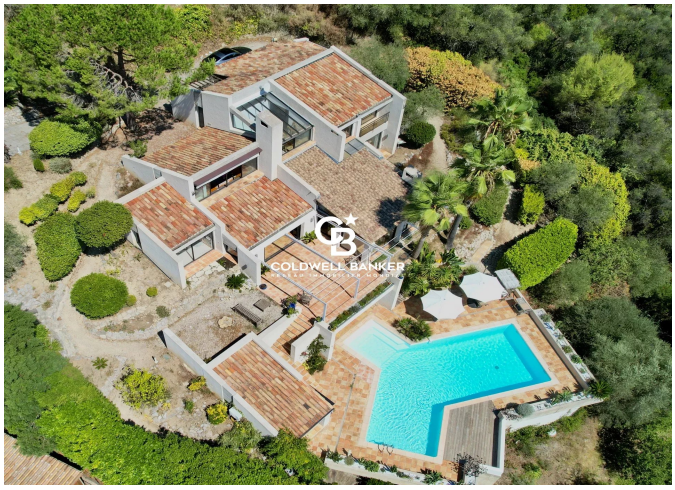

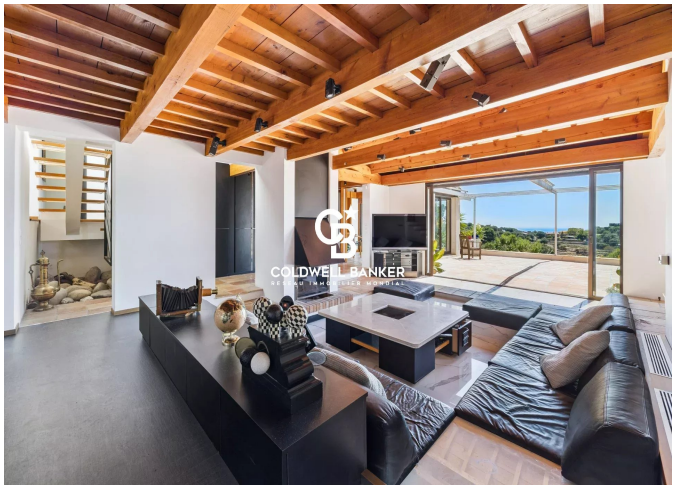

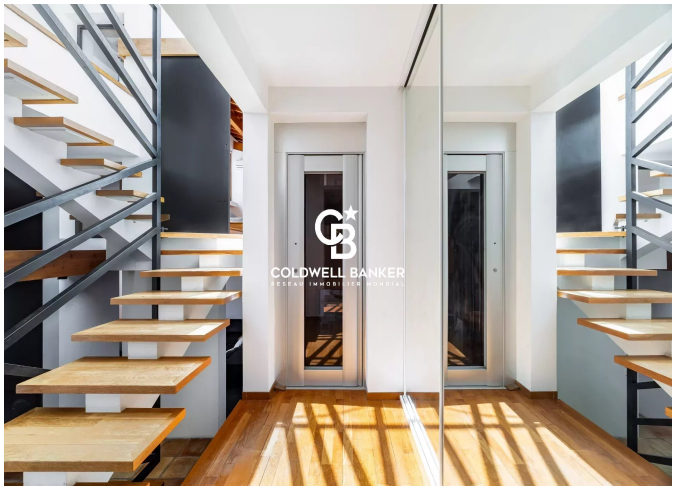

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