

Maison Nice 469 m²



PRIX DE VENTE : 1 590 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Located within a private estate at the end of a cul-de-sac, this 469 m² property offers a privileged setting, complete privacy, and absolute tranquility. Facing south, it enjoys optimal sunlight throughout the day. Built on a plot of over 5,000 m², the main house comprises 14 rooms, including 9 bedrooms, providing generous living spaces for family and guests. An elevator serves all floors, ensuring daily comfort and convenience.

The property also features high-quality amenities: a swimming pool with spa, private tennis court, gym, games room, and car shelters.

A rare property in terms of size and location, offering all the attributes of a large family or reception home. Modernization work is required, but the strong potential, generous volumes, and existing features make it an exceptional opportunity to create a prestigious residence tailored to your taste.

Fees payable by the seller

Property tax: €5,376

Information on the risks associated with this property is available on the Géorisques website:
georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	469.0 m ²	Ascenseur :	Oui
Taxe foncière :	€5.00	NB de pièces :	14 rooms	NB de chambres :	9 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

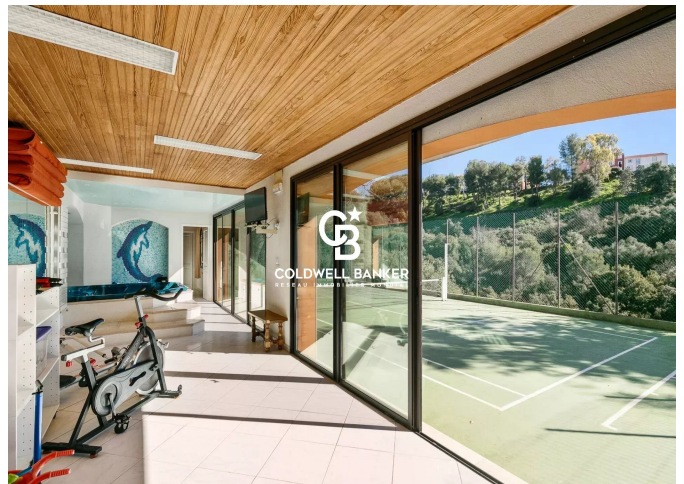
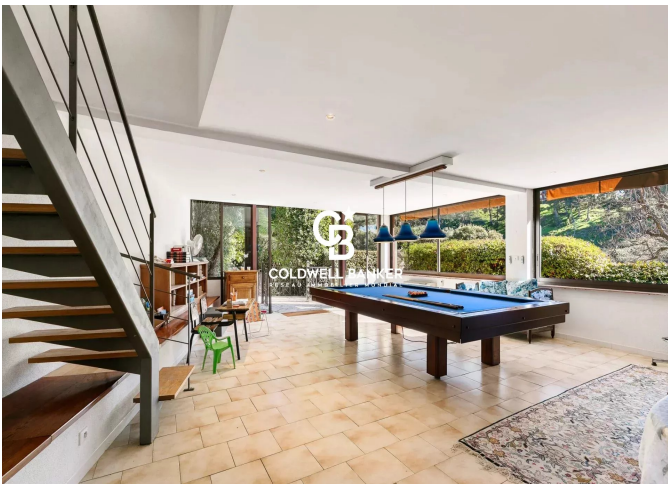
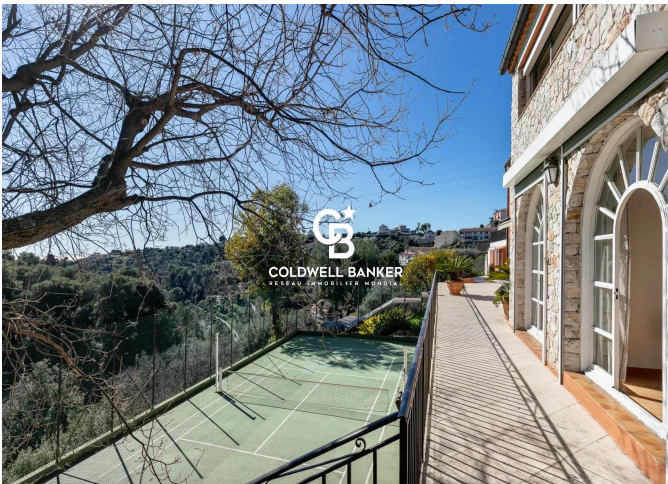
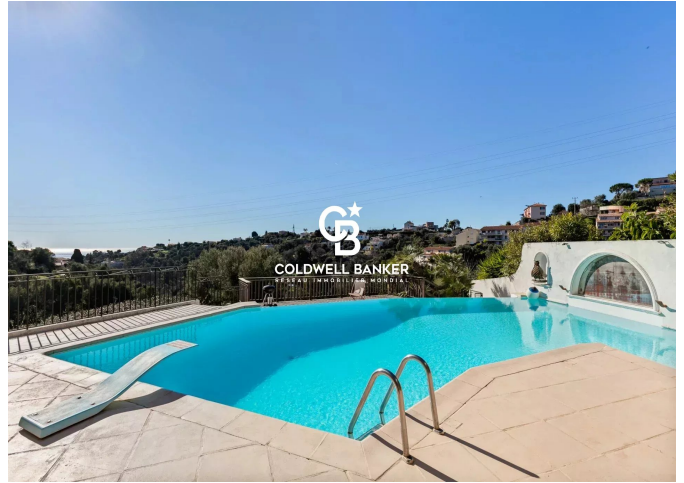
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 151

Indice d'émission de gaz à effet de serre (GES) : B 6



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