LEGGETT
IMMOBILIER INTERNATIONAL

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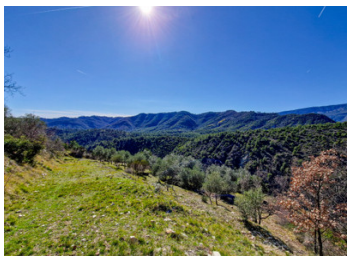
Ref: A27708VAP06 Price: 283 000 EUR

agency fees to be paid by the seller

House on the heights of Lucéram - A 3-bedroom heaven of peace with swimming pool 30 mins from Nice



INFORMATION

Town:	Lucéram
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	105 m2
Plot Size:	42327 m2

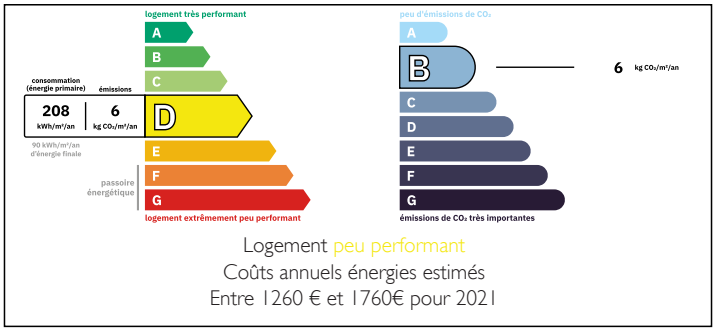
IN BRIEF

This haven of peace reminiscent of the Swiss Alps is located in the district of Lucéram, 30 minutes north-east of Nice, at an altitude of 600 m. The house and its surroundings offer breathtaking panoramic vistas of the mountains and valley below.

The ground floor of the former bergerie comprises a spacious living room with a wood-burning stove, a fully-equipped open-plan kitchen and a "bar area", undoubtedly one of the specialities of this property. There is also a bedroom, an office room and a bathroom with WC on this level. A staircase leads to the first floor with two bedrooms and a shower room, all with sloping ceilings.

Outside, the property offers a summer kitchen with pizza oven, as well as an above-ground swimming pool and paddling pool. Plenty of parking is available in the grounds and in front...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1260 € et 1760€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**830 EUR**

NOTES

DESCRIPTION

This haven of peace reminiscent of the Swiss Alps is located in the district of Lucéram, 30 minutes north-east of Nice, at an altitude of 600 m. The house and its surroundings offer breathtaking panoramic vistas of the mountains and valley below.

The medieval village of Lucéram is just 10 minutes away, and Nice city centre can be reached in 30 minutes.

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Outside, the property offers a summer kitchen with pizza oven, as well as an above-ground swimming pool and paddling pool. Plenty of parking is available in the grounds and in front of the gate.

A huge 4-hectare wooded plot with a small plantation of around 40 olive trees stretches from the property to the river at the bottom of the valley.

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The photovoltaic panels on the roof generate an income of around €1,000 a year, with a remaining 8-year contract that will be transferred to the new owners. The house is heated by electric radiators, reversible air conditioning and the wood-burning stove with hot air...