LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A40748ATB06 Price: 2 250 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (2 123 042 EUR without fees)

Villa 300m on flat land 2 200m .5 beds, 3 baths, garage + outbuilding of 200m . Swimming pool.















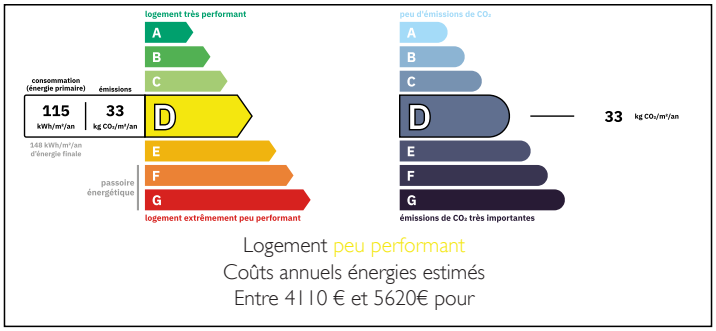
INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	5
Bath:	3
Floor:	300 m2
Plot Size:	2000 m2

IN BRIEF

NICE GAIRAUT, detached VILLA of 300 m2 of living space, traditional construction built in 2001 on a splendid flat wooded plot of 2200 m2, swimming pool, garage, facing south, absolute calm, panoramic view, possibility of parking numerous vehicles with two accesses to the property, ideally located, close to town and motorway access, secure gated estate, RARE on the current market.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4110 € et 5620€ pour

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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DESCRIPTION

The villa has large double living room of 100 m2 opening onto a terrace of 100 m2,
5 bedrooms, and3 bathrooms. There is a large fully eqiipped kitchen.
There is also a large convertible outbuilding of 200 m2 with the possibility of creating one or more apartments and/or creating a sports room, recreation room, or workshop.

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

LOCAL TAXES

Taxe foncière:	**5500 EUR**

NOTES