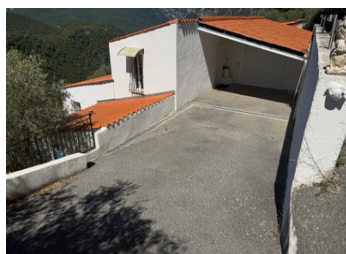


House 200 m on 1298 m plot. 6 rooms, 4 beds, 2 shower rooms, garage, 5 outdoor parking spaces, cellar, pool.



INFORMATION

Town:	Gilette
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	1298 m2



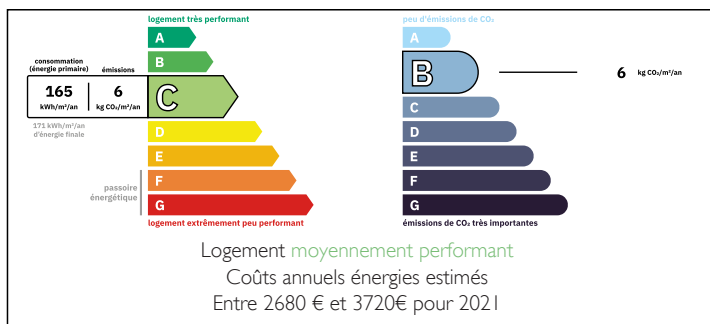
IN BRIEF

For sale in the commune of Gilette: discover this 200 m² detached house, set in a prime, peaceful location surrounded by nature. It offers spacious interiors and an ideal setting, just 45 minutes from Nice city center.

The property features high-quality amenities, including air conditioning, double-glazed aluminum windows, a cellar, and five outdoor parking spaces.

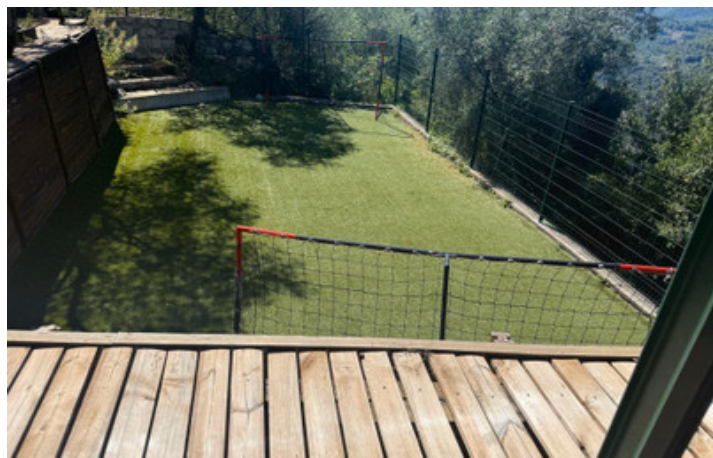
No renovation work is required, with the exception of the sanitation system; the property currently relies on a septic tank that needs to be brought up to standard.

ENERGY - DPE



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.



DESCRIPTION

The ground floor comprises a garage, an entrance hall, and a master suite featuring a bathroom, a walk-in closet, and an office.

On the lower level (-1), you will find a spacious living area with a kitchen opening onto the lounge, offering direct access to a pleasant terrace equipped with a barbecue. A bedroom and a walk-in closet complete this level.

Level -2 houses two large bedrooms and an office, as well as access to the outdoor area, which includes a traditional concrete swimming pool and a garden.

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

LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES