



#MLS **FR400392**

## NICE - GAIRAUT

Gairaut – 4 bedrooms House 106 sqm in Private Domain With Swimming Pool

580 000 €

Pièce(s) 5

Surface **106m2**

Chambre(s) 4

Salle(s) de bain(s) 1

Garage 0

Nice area of GAIRAUT – Ideal for a family !

This house located in a private and secure area with pool, will seduce you with its optimized layout and peaceful environment. On the ground floor : large living room with chimney opening onto a convivial terrace facing West, an opened kitchen and bedroom/office with its bathroom.

Upstairs: 3 bedrooms, 2 opening onto small balconies and offering a view of the hills. A bathroom, a separate toilet, a dressing area and a desk. Finally a private outdoor parking at the foot of the house complete this property.

For your jogging, private access to the Gairaut canal !

Surface : **106 m<sup>2</sup>**

Chambre(s) : 4  
Salle(s) de bain(s) : 1

Etat : **Etat d'usage**  
Vue : **Dégagée**  
Exposition : **Est-Ouest**  
Climatisation : 1  
Cuisine(s) : **Américaine**

Charges / mois : **170 €**  
Taxe foncière : **1650 €**

DPE : **Classe A**  
(moins de 50 kWhEP/m2.an)  
Honoraires : **Vendeur**



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