



#MLS **FR394738**

## NICE - GAIRAUT

Nice Gairaut – 7 Bedrooms Apartment 300 sqm in a Residential Area

3 250 000 €

 Pièce(s) **8**

 Surface **300m2**

 Chambre(s) **5**

 Salle(s) de bain(s) **2**

 Garage **0**

In a dominant position in a small green private estate in a quiet area on the heights of NICE, in the residential area of Gairaut, this superb property of remarkable style develops more than 300 sqm and a magnificent panoramic view of the sea, the Bay Angels and the city. Built on 3 levels, the house benefits from high quality services as well as rigorous maintenance. The pool level consists of an independent apartment accessible from the upper level if desired. A landscaped patio with a fountain offers is also very attractive. The swimming pool and its wide beach are surrounded by vegetation. A garage for 2 vehicles and many parking spaces complete this exceptional property.

Surface : **300 m<sup>2</sup>**  
Séjour : **80 m<sup>2</sup>**  
Balcon : **5001 m<sup>2</sup>**

Chambre(s) : **5**  
Salle(s) de bain(s) : **2**  
Garage : **2**

Etat : **Bon état**  
Vue : **Panoramique**  
Exposition : **Sud**  
Cuisine(s) : **Indépendante**

Taxe foncière : **7500 €**

Honoraires : **Vendeur**



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